

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

51 FLANNERY CIRCUIT CHARLEMONT VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$671,500

Property type

House

Suburb

Charlemont

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13 PARKFIELD BOULEVARD CHARLEMONT VIC 3217	\$585,000	17-Jan-23
25 MAIDSTONE WAY CHARLEMONT VIC 3217	\$630,000	05-Aug-22
27 MAIDSTONE WAY CHARLEMONT VIC 3217	\$630,000	23-Jul-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15 February 2023



**13 PARKFIELD BOULEVARD  
CHARLEMONT VIC 3217**

3 2 2

Sold Price

<sup>RS</sup>

**\$585,000**

Sold Date

**17-Jan-23**

Distance

**0.26km**



**25 MAIDSTONE WAY  
CHARLEMONT VIC 3217**

3 2 1

Sold Price

**\$630,000**

Sold Date

**05-Aug-22**

Distance

**0.27km**



**27 MAIDSTONE WAY  
CHARLEMONT VIC 3217**

3 2 1

Sold Price

Sold Date

**23-Jul-22**

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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