



STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

923 Watermark, Charlemont, VIC 3217

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$279,000

MEDIAN SALE PRICE

Median price \$486,000 | House | Armstrong Creek (3217)

Period - From 1 November 2017 to 19 February 2018 | Source - Real Estate.com

COMPARABLE PROPERTY SALES

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
28 ROSS STREET, ARMSTRONG CREEK VIC 3217	\$295,000	20/07/2018
122 COASTSIDE DRIVE, ARMSTRONG CREEK VIC 3217	\$280,000	25/05/2018
15 ROSS STREET, ARMSTRONG CREEK VIC 3217	\$290,000	27/07/2018