

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 718 - Geometry Drive, Charlemont, 3217

Indicative selling price

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

Single price \$ 406,000

or range between

&

Median sale price

Median price \$ 341,000

Property type Vacant Land

Suburb Charlemont

Period - From 1/04/2025

to

30/06/2025

Source Oliver Hume

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
1 Lot 502 - Harriot Road, Charlemont, 3217	\$ 389,000	1/07/2025
2 Lot 504 - Harriot Road, Charlemont, 3217	\$ 349,000	12/08/2025
3 Lot 532 - Divine Road, Charlemont,	\$ 347,000	5/02/2025

This Statement of Information was prepared on:

12 Sep 2025