

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

---

**Property offered for sale**

38 Watson Street, Charlton Vic 3525

---

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$119,000

---

**Median sale price**

Median Price \$130,000 | House | Charlton

Period – From 26<sup>th</sup> February 2017 to 26<sup>th</sup> February 2018 Source – RPdata

---

**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
10 Menzies Street, Charlton Vic 3525	\$120,000	17/11/2017
6 Fanning Street, Charlton Vic 3525	\$130,000	15/11/2017
15 Camp Street, Charlton Vic 3525	\$110,000	03/10/2017