

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

9 CHARMAN AVENUE EUROA VIC 3666

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Euroa

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

24 ATKINS STREET EUROA VIC 3666	\$720,000	04-Sep-24
9 BURY STREET EUROA VIC 3666	\$720,000	09-Aug-24
23 DE BOOS STREET EUROA VIC 3666	\$630,000	21-Aug-24

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.~~

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24 ATKINS STREET EUROA VIC 3666

Sold Price

\$720,000

Sold Date **04-Sep-24**

4 1 3

Distance **0.5km**



9 BURY STREET EUROA VIC 3666

Sold Price

Sold Date **09-Aug-24**

3 2 -

Distance **0.95km**



23 DE BOOS STREET EUROA VIC 3666

Sold Price

\$630,000

Sold Date **21-Aug-24**

3 2 1

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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