

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

13 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

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

House

Suburb

Euroa

Period-from

01 Jun 2021

to

31 May 2022

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

105 BINNEY STREET EUROA VIC 3666	\$520,000	21-Oct-21
7 SCOBIE STREET EUROA VIC 3666	\$502,500	19-Oct-21
15 SCOBIE STREET EUROA VIC 3666	\$515,000	17-Nov-21

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: 17 June 2022



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**105 BINNEY STREET EUROA VIC
3666**

3 1 1

Sold Price **\$520,000** Sold Date **21-Oct-21**

Distance -



**7 SCOBIE STREET EUROA VIC
3666**

3 1 3

Sold Price **\$502,500** Sold Date **19-Oct-21**

Distance -



**15 SCOBIE STREET EUROA VIC
3666**

3 1 1

Sold Price **\$515,000** Sold Date **17-Nov-21**

Distance -



**30 MANSFIELD ROAD EUROA VIC
3666**

2 1 2

Sold Price **\$557,000** Sold Date **08-Mar-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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