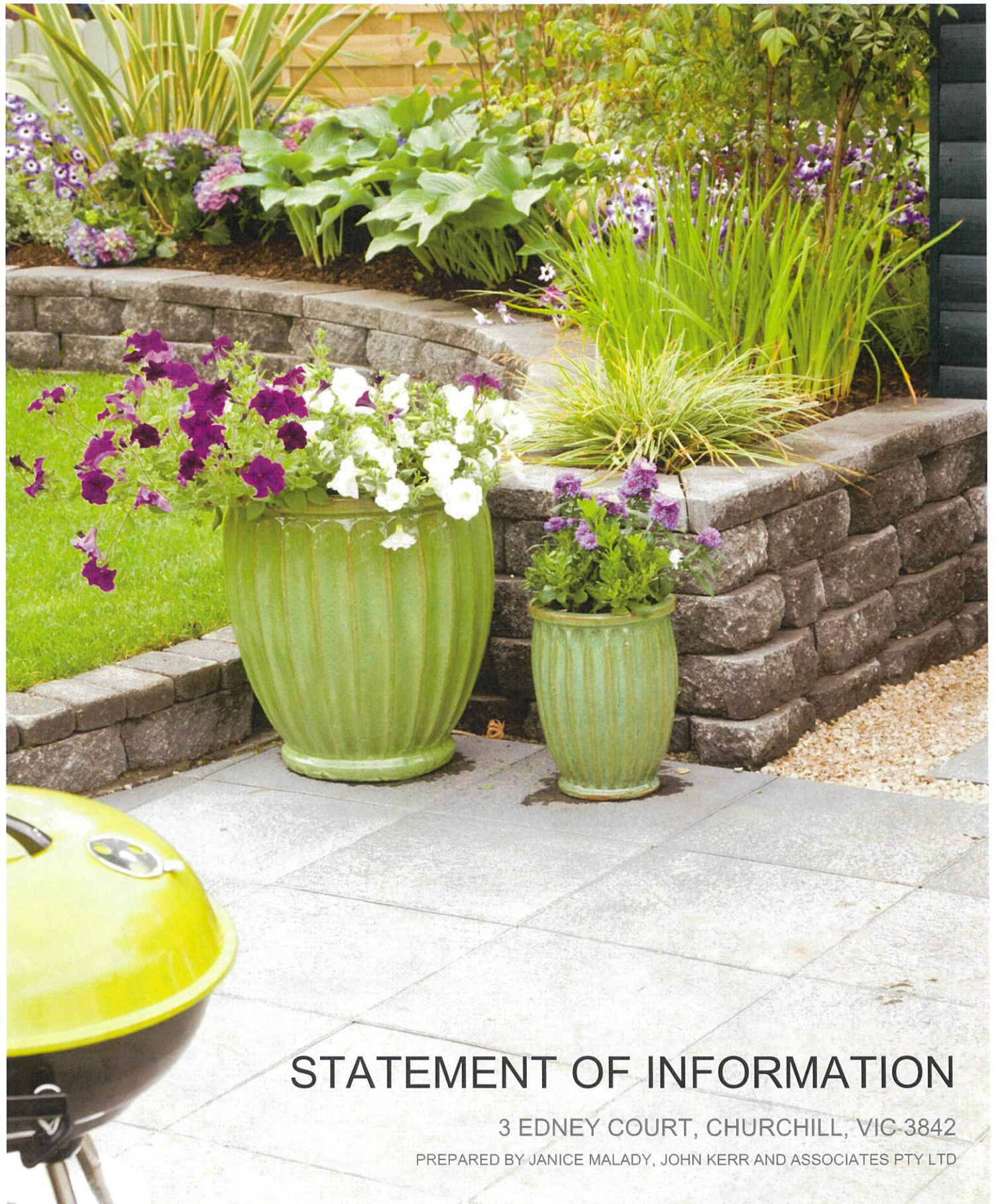




STATEMENT OF INFORMATION

3 EDNEY COURT, CHURCHILL, VIC 3842

PREPARED BY JANICE MALADY, JOHN KERR AND ASSOCIATES PTY LTD

JOHN KERR

JK
RE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 EDNEY COURT, CHURCHILL, VIC

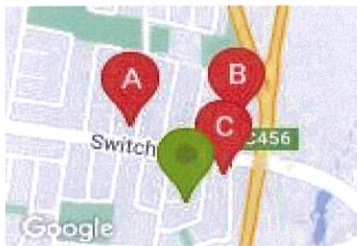
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$295,000 to \$350,000**

Provided by: Janice Malady, John Kerr and Associates Pty Ltd

MEDIAN SALE PRICE



CHURCHILL, VIC, 3842

Suburb Median Sale Price (House)

\$360,000

01 October 2021 to 30 September 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 COOLABAH DR, CHURCHILL, VIC 3842

3
 1
 2

Sale Price

****\$299,000**

Sale Date: 27/09/2022

Distance from Property: 339m



33 WATTLE CRES, CHURCHILL, VIC 3842

3
 1
 2

Sale Price

\$321,000

Sale Date: 09/09/2022

Distance from Property: 344m



11 WHITE PDE, CHURCHILL, VIC 3842

3
 1
 2

Sale Price

\$295,000

Sale Date: 06/09/2022

Distance from Property: 161m



This report has been compiled on 24/10/2022 by John Kerr and Associates Real Estate (Moe) Pty Ltd. Property Data Solutions Pty Ltd 2022 -

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

3 EDNEY COURT, CHURCHILL, VIC 3842

Indicative selling price

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

Price Range: \$295,000 to \$350,000

Median sale price

Median price

\$360,000

Property type

House

Suburb

CHURCHILL

Period

01 October 2021 to 30 September 2022

Source



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	Price	Date of sale
1 COOLABAH DR, CHURCHILL, VIC 3842	**\$299,000	27/09/2022
33 WATTLE CRES, CHURCHILL, VIC 3842	\$321,000	09/09/2022
11 WHITE PDE, CHURCHILL, VIC 3842	\$295,000	06/09/2022

This Statement of Information was prepared

24/10/2022

