

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 or
locality and postcode

38 Hawthorn Crescent, Churchill Vic 3842

Indicative selling price

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

Single price \$179,500

Median sale price

Median price \$179,000

House

X

Unit

Suburb or locality

Churchill

Period - From 01/04/2018

to

30/06/2018

Source REIV

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 eighteen 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	29 Hawthorn Cr CHURCHILL 3842	\$182,000	03/07/2018
2	31 Heesom Cr CHURCHILL 3842	\$176,000	15/08/2018
3	3 Townsend St CHURCHILL 3842	\$165,000	27/08/2018

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price

\$179,500

Median House Price

June quarter 2018: \$179,000

Comparable Properties



29 Hawthorn Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$182,000

Method: Private Sale

Date: 03/07/2018

Rooms: 4

Property Type: House (Res)

Land Size: 364 sqm approx



31 Heesom Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$176,000

Method: Private Sale

Date: 15/08/2018

Rooms: -

Property Type: House

Land Size: 621 sqm approx



3 Townsend St CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$165,000

Method: Private Sale

Date: 27/08/2018

Rooms: 4

Property Type: House

Land Size: 643 sqm approx