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

2 Coolabah Drive Churchill VIC 3842

Indicative selling price

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

Single Price	\$238,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$198,000	Prop	erty type		House	Suburb	Churchill
Period-from	01 Aug 2019	to	31 Jul 2	020	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
18 Switchback Road Churchill VIC 3842	\$210,000	19-Dec-19
3 McInnes Crescent Churchill VIC 3842	\$218,000	26-Jun-20
5 McInnes Crescent Churchill VIC 3842	\$253,000	06-Apr-20

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 August 2020



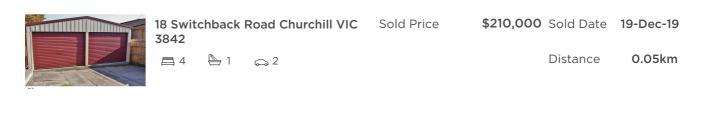
consumer.vic.gov.au



Peter Demetrio

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3 McIn 3842	nes Cres	scent Churchill VIC	Sold Price	\$218,000	Sold Date	26-Jun-20
= 3	1	⇔ 1			Distance	0.14km



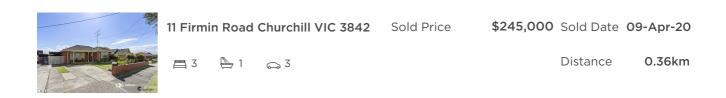
1	5 McInnes Crescent Churchill VIC 3842			Sold Price	\$253,000	Sold Date	06-Apr-20
	昌 3	1	⇔ 1			Distance	0.15km



-	30 Switchback Road Churchill VIC 3842		Sold Price	\$239,000	Sold Date	03-Mar-20	
	่ 🛱 3	1	Ģ ⁻			Distance	0.18km



44 Swi 3842	tchback	Road Churchill VIC	Sold Price	\$235,000	Sold Date	20-Sep-19
昌 3) الله الله ال	⇔ 4			Distance	0.32km



RS = Recent sale UN = Undisclosed Sale

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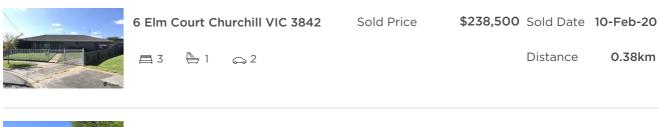
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11 Willo	w Street	t Churchill VIC 3842	Sold Price	\$240,000	Sold Date	27-Feb-20
昌 4	1	ç⊒ 3			Distance	0.56km



	2 Walker Parade C	hurchill VIC 3842	Sold Price	\$225,000	Sold Date	30-Oct-19
	昌3 👆 1 😋	. 2			Distance	0.67km
Solar						
	24 Townsend Stree 3842	et Churchill VIC	Sold Price	\$240,000	Sold Date	12-May-20
	📇 3 👆 1 🚗	2			Distance	0.69km



17 Catt 3842	erick Av	venue Churchill VIC	Sold Price	\$225,000	Sold Date	04-Sep-19
	1	a 4			Distance	0.8km

RS = Recent sale UN = Undisclosed Sale

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