

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

Property type

House

Suburb

Churchill

Period-from

01 Aug 2019

to

31 Jul 2020

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



18 Switchback Road Churchill VIC 3842

4 1 2

Sold Price

\$210,000

Sold Date

19-Dec-19

Distance

0.05km



3 McInnes Crescent Churchill VIC 3842

3 1 1

Sold Price

\$218,000

Sold Date

26-Jun-20

Distance

0.14km



5 McInnes Crescent Churchill VIC 3842

3 1 1

Sold Price

\$253,000

Sold Date

06-Apr-20

Distance

0.15km



30 Switchback Road Churchill VIC 3842

3 1 -

Sold Price

\$239,000

Sold Date

03-Mar-20

Distance

0.18km



44 Switchback Road Churchill VIC 3842

3 1 4

Sold Price

\$235,000

Sold Date

20-Sep-19

Distance

0.32km



11 Firmin Road Churchill VIC 3842

3 1 3

Sold Price

\$245,000

Sold Date

09-Apr-20

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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6 Elm Court Churchill VIC 3842

Sold Price

\$238,500

Sold Date **10-Feb-20**

 3  1  2

Distance **0.38km**



11 Willow Street Churchill VIC 3842

Sold Price

\$240,000

Sold Date **27-Feb-20**

 4  1  3

Distance **0.56km**



2 Walker Parade Churchill VIC 3842

Sold Price

\$225,000

Sold Date **30-Oct-19**

 3  1  2

Distance **0.67km**



24 Townsend Street Churchill VIC 3842

Sold Price

\$240,000

Sold Date **12-May-20**

 3  1  2

Distance **0.69km**



17 Catterick Avenue Churchill VIC 3842

Sold Price

\$225,000

Sold Date **04-Sep-19**

 3  1  4

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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