

# 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

12 Mathison Circuit, Churchill Vic 3842

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$449,000

### Median sale price

Median price

\$182,500

Property Type

House

Suburb

Churchill

Period - From

01/07/2019

to

30/09/2019

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	3 Rustic Cr CHURCHILL 3842	\$415,000	12/09/2019
2	17 Haverbrack Cr CHURCHILL 3842	\$405,000	19/03/2019
3			

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.~~

This Statement of Information was prepared on:

06/11/2019 15:01



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 3000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$449,000  
**Median House Price**  
September quarter 2019: \$182,500

## Comparable Properties



**3 Rustic Cr CHURCHILL 3842 (VG)**

Agent Comments



**Price:** \$415,000  
**Method:** Sale  
**Date:** 12/09/2019  
**Property Type:** House (Res)  
**Land Size:** 2555 sqm approx



**17 Haverbrack Cr CHURCHILL 3842 (REI/VG)**

Agent Comments



**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 19/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 2770 sqm approx

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.