

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

13 Graduation Place, 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 \$99,500

**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 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
1	12 Arch Av CHURCHILL 3842	\$105,000	21/06/2019
2	29 Sports Dr CHURCHILL 3842	\$99,000	21/12/2018
3	27 Sports Dr CHURCHILL 3842	\$98,000	14/12/2018

**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 18 months.~~

This Statement of Information was prepared on:

30/10/2019 15:23

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

4 Haverbrack Crescent, 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

\$128,000

**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	2 Haverbrack Cr CHURCHILL 3842	\$135,000	14/05/2018
2			
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:

31/10/2019 09:59