

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

3 Mcinnes Crescent, Churchill Vic 3842

Indicative selling price

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

Single price

\$220,000

Median sale price

Median price

\$239,000

Property Type

House

Suburb

Churchill

Period - From

01/01/2020

to

31/03/2020

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	37 Walker Pde CHURCHILL 3842	\$226,000	27/05/2020
2	35 Euroka Cr CHURCHILL 3842	\$207,500	27/11/2019
3	17 Kelleher St CHURCHILL 3842	\$200,000	17/12/2019

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:

15/06/2020 15:49



Property Type:
Agent Comments

Indicative Selling Price
\$220,000
Median House Price
March quarter 2020: \$239,000

Comparable Properties



37 Walker Pde CHURCHILL 3842 (REI)

Agent Comments



Price: \$226,000
Method: Private Sale
Date: 27/05/2020
Rooms: 4
Property Type: House
Land Size: 633 sqm approx



35 Euroka Cr CHURCHILL 3842 (VG)

Agent Comments



Price: \$207,500
Method: Sale
Date: 27/11/2019
Property Type: House (Res)
Land Size: 702 sqm approx



17 Kelleher St CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$200,000
Method: Private Sale
Date: 17/12/2019
Property Type: House
Land Size: 554 sqm approx