

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

16 Heesom Crescent, Churchill Vic 3842

Indicative selling price

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

Single price

\$169,500

Median sale price

Median price

\$187,000

Property Type

House

Suburb

Churchill

Period - From

01/01/2019

to

31/12/2019

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	13 Willow St CHURCHILL 3842	\$165,000	19/12/2019
2	3 Coora PI CHURCHILL 3842	\$160,000	22/11/2019
3	16 Maple Cr CHURCHILL 3842	\$157,500	30/01/2020

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:

05/03/2020 12:47



Property Type: House (Previously Occupied - Detached)
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
\$169,500
Median House Price
Year ending December 2019: \$187,000

Comparable Properties



13 Willow St CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$165,000
Method: Private Sale
Date: 19/12/2019
Property Type: House
Land Size: 565 sqm approx



3 Coora Pl CHURCHILL 3842 (REI)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 22/11/2019
Property Type: House (Res)



16 Maple Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$157,500
Method: Private Sale
Date: 30/01/2020
Property Type: House (Res)
Land Size: 607 sqm approx