

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 Hawthorn Crescent, Churchill Vic 3842

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$295,000

Property Type House

Suburb Churchill

Period - From 08/12/2020

to 07/12/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Jacka Ct CHURCHILL 3842	\$400,000	24/08/2021
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/12/2021 11:54



3 2 2

Property Type: House (Res)

Land Size: 557 sqm approx

Agent Comments

Fully renovated inside, new decked alfresco area.

Indicative Selling Price

\$415,000

Median House Price

08/12/2020 - 07/12/2021: \$295,000

Comparable Properties



3 Jacka Ct CHURCHILL 3842 (VG)

3 - -

Price: \$400,000

Method: Sale

Date: 24/08/2021

Property Type: House (Res)

Land Size: 647 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.