

# 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 Sheoke Grove, 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

\$229,000

### 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	13 Heesom Cr CHURCHILL 3842	\$240,000	07/11/2019
2	15 Acacia Way CHURCHILL 3842	\$215,000	04/05/2020
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:

26/05/2020 16:13



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 553 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$229,000  
**Median House Price**  
March quarter 2020: \$239,000

## Comparable Properties



**13 Heesom Cr CHURCHILL 3842 (REI/VG)**

**Agent Comments**



**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 07/11/2019  
**Property Type:** House  
**Land Size:** 604 sqm approx



**15 Acacia Way CHURCHILL 3842 (REI)**

**Agent Comments**



**Price:** \$215,000  
**Method:** Private Sale  
**Date:** 04/05/2020  
**Property Type:** House (Res)  
**Land Size:** 589 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