Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offer	ed for s	sale									
A Including sul locality and po	17 Mimosa Crescent, Churchill Vic 3842										
4							1.	7	26.15	9 -	
Indicative sell	ing pric	e								X = 2.	350 6706
For the meaning	of this p	rice see	on:	sumer.vic.gc	ov.au	/underc	quoting				et sau
Single pric	e \$385,0	000									472
											8.
Median sale p	rice			Q.							
Median price	\$361,00	0	Pro	operty Type	Hou	se		Suburb	Churchill		
Period - From	01/01/2	022	to	31/03/2022	2		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.

Ad	dress of comparable property	Price	Date of sale	
1	10 Maple Cr CHURCHILL 3842	\$385,000	10/03/2022	
2	28 Willow St CHURCHILL 3842	\$375,000	16/02/2022	
3	33 Manuka St CHURCHILL 3842	\$365,000	02/02/2022	

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.

17-	
This Statement of Information was prepared on:	09/05/2022 15:14









Rooms: 4

Property Type: House Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price \$385,000 Median House Price

March quarter 2022: \$361,000

Comparable Properties



10 Maple Cr CHURCHILL 3842 (REI/VG)

3





Price: \$385,000 Method: Private Sale Date: 10/03/2022 Property Type: House Land Size: 593 sqm approx Agent Comments



28 Willow St CHURCHILL 3842 (REI/VG)

3



Price: \$375,000 Method: Private Sale Date: 16/02/2022 Property Type: House Land Size: 575 sqm approx Agent Comments



33 Manuka St CHURCHILL 3842 (VG)





Price: \$365,000 Method: Sale Date: 02/02/2022

Property Type: House (Res) Land Size: 668 sqm approx Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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