

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

17 Mimosa Crescent, Churchill Vic 3842

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$361,000

Property Type House

Suburb Churchill

Period - From 01/01/2022

to

31/03/2022

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 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.~~

This Statement of Information was prepared on:

09/05/2022 15:14



3 1 0

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)

Agent Comments

3 1 3

Price: \$385,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 593 sqm approx



28 Willow St CHURCHILL 3842 (REI/VG)

Agent Comments

3 1 1

Price: \$375,000

Method: Private Sale

Date: 16/02/2022

Property Type: House

Land Size: 575 sqm approx



33 Manuka St CHURCHILL 3842 (VG)

Agent Comments

3 - -

Price: \$365,000

Method: Sale

Date: 02/02/2022

Property Type: House (Res)

Land Size: 668 sqm approx

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