

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

35 Quigley Crescent, Churchill Vic 3842

Indicative selling price

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

Single price

\$445,000

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	24 Mclean Av CHURCHILL 3842	\$429,000	22/12/2021
2	37 Quigley Cr CHURCHILL 3842	\$425,000	05/11/2021
3	3 Jacka Ct CHURCHILL 3842	\$400,000	22/10/2021

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:

02/05/2022 17:29



Property Type: House (Previously Occupied - Detached)

Land Size: 610 sqm approx

Agent Comments

Indicative Selling Price

\$445,000

Median House Price

March quarter 2022: \$361,000

Comparable Properties



24 Mclean Av CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$429,000

Method: Private Sale

Date: 22/12/2021

Property Type: House

Land Size: 565 sqm approx



37 Quigley Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 05/11/2021

Property Type: House

Land Size: 566 sqm approx



3 Jacka Ct CHURCHILL 3842 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 22/10/2021

Property Type: House

Land Size: 675 sqm approx