

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 and
postcode

15 Gundaroo Place Churchill VIC 3842

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$288,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$240,000

Property type

House

Suburb

Churchill

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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

11 Bunyarra Court Churchill VIC 3842	\$245,000	08-Feb-21
6 Charunka Place Churchill VIC 3842	\$290,000	21-Apr-21
3 McDonald Way Churchill VIC 3842	\$295,000	25-May-21

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 July 2021



11 Bunyarra Court Churchill VIC 3842

3 1 2

Sold Price **\$245,000** Sold Date **08-Feb-21**

Distance **0.31km**



6 Charunka Place Churchill VIC 3842

3 1 2

Sold Price **\$290,000** Sold Date **21-Apr-21**

Distance **0.45km**



3 McDonald Way Churchill VIC 3842

3 1 3

Sold Price ^{RS} **\$295,000** Sold Date **25-May-21**

Distance **1.11km**



36 Churinga Drive Churchill VIC 3842

3 1 1

Sold Price **\$249,000** Sold Date **18-Feb-21**

Distance **0.09km**



3 Dalpura Court Churchill VIC 3842

3 1 1

Sold Price **\$267,500** Sold Date **18-Jan-21**

Distance **0.24km**



24 Ikara Way Churchill VIC 3842

3 - 1

Sold Price **\$238,000** Sold Date **02-Feb-21**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

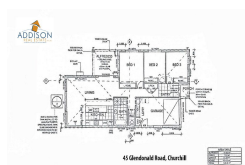
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3 Churinga Drive Churchill VIC 3842 Sold Price **\$220,000** Sold Date **19-Apr-21**
Distance **0.32km**

3 1 -



45 Glendonald Road Churchill VIC 3842 Sold Price **\$259,000** Sold Date **06-Apr-21**
Distance **0.37km**

3 1 1



3 Condowie Court Churchill VIC 3842 Sold Price **\$275,000** Sold Date **24-Dec-20**
Distance **0.48km**

3 2 2



3 Glendonald Road Churchill VIC 3842 Sold Price **\$325,000** Sold Date **10-Mar-21**
Distance **0.59km**

3 2 2



8 McCarthy Street Churchill VIC 3842 Sold Price **\$272,500** Sold Date **30-Dec-20**
Distance **0.74km**

3 1 1



23 McCarthy Street Churchill VIC 3842 Sold Price **\$240,000** Sold Date **22-Jan-21**
Distance **0.77km**

2 1 1

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UN = Undisclosed Sale

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19 Catterick Avenue Churchill VIC 3842

Sold Price

\$237,000

Sold Date

08-Jan-21

3 1 1

Distance

1km



1 McDonald Way Churchill VIC 3842

Sold Price

\$250,000

Sold Date

04-Mar-21

- 1 3

Distance

1.11km



26 Fraser Crescent Churchill VIC 3842

Sold Price

^{RS} **\$325,000**

Sold Date

11-Jun-21

3 2 3

Distance

1.27km



8 Mulcare Crescent Churchill VIC 3842

Sold Price

\$340,000

Sold Date

06-May-21

4 2 2

Distance

1.29km



20 Coleman Parade Churchill VIC 3842

Sold Price

\$220,000

Sold Date

26-Feb-21

3 1 2

Distance

1.41km



30 Firmin Road Churchill VIC 3842

Sold Price

\$270,000

Sold Date

25-Feb-21

3 1 1

Distance

1.43km

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11 Heesom Crescent Churchill VIC 3842

Sold Price

\$259,000

Sold Date

14-May-21

3 1 2

Distance

1.6km



31 Churinga Drive Churchill VIC 3842

Sold Price

\$265,000

Sold Date

03-Feb-21

3 1 1

Distance

0.18km

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UN = Undisclosed Sale

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