

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 Rustic Crescent, Churchill Vic 3842

Indicative selling price

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

Single price \$489,000

Median sale price

Median price \$179,000

House

X

Unit

Suburb or locality

Churchill

Period - From 01/04/2018

to

30/06/2018

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 eighteen 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	20 Riga Ct CHURCHILL 3842	\$485,000	02/03/2018
2	10 Winchester Way CHURCHILL 3842	\$470,000	20/06/2018
3	3 Roberts Rd CHURCHILL 3842	\$420,000	17/03/2017

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 eighteen months.



Rooms:
Property Type: House (Res)
Land Size: 3800 sqm approx
Agent Comments

Indicative Selling Price
\$489,000
Median House Price
June quarter 2018: \$179,000

Comparable Properties



20 Riga Ct CHURCHILL 3842 (REI)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: House (Res)



10 Winchester Way CHURCHILL 3842 (REI/VG) **Agent Comments**



Price: \$470,000
Method: Private Sale
Date: 20/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 3015 sqm approx



3 Roberts Rd CHURCHILL 3842 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 17/03/2017
Rooms: 5
Property Type: House
Land Size: 4046 sqm approx