

# 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

7 Denise Court, Churchill Vic 3842

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$468,000

### Median sale price

Median price \$186,750

Property Type House

Suburb Churchill

Period - From 01/10/2018

to 30/09/2019

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	8 Haverbrack Cr CHURCHILL 3842	\$465,000	04/10/2018
2	15 Stonehaven Rd JEERALANG NORTH 3840	\$460,000	23/11/2018
3	15 Stonehaven Rd HAZELWOOD SOUTH 3840	\$460,000	17/12/2018

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:

28/11/2019 12:32



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$468,000

**Median House Price**  
Year ending September 2019: \$186,750

## Comparable Properties



**8 Haverbrack Cr CHURCHILL 3842 (REI/VG)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 04/10/2018  
**Property Type:** House  
**Land Size:** 2697 sqm approx

**15 Stonehaven Rd JEERALANG NORTH 3840 (VG)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Sale  
**Date:** 23/11/2018  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 8990 sqm approx



**15 Stonehaven Rd HAZELWOOD SOUTH 3840 (REI)**

**Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 17/12/2018  
**Rooms:** 5  
**Property Type:** House