

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

12 SHEOKE GROVE 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

\$349,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

House

Suburb

Churchill

Period-from

01 Apr 2022

to

31 Mar 2023

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

24 SHEOKE GROVE CHURCHILL VIC 3842	\$359,000	04-Jul-22
2 FIRMIN ROAD CHURCHILL VIC 3842	\$350,000	23-May-22
19 SHAW STREET CHURCHILL VIC 3842	\$320,000	10-Feb-23

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: 13 April 2023

**24 SHEOKE GROVE CHURCHILL
VIC 3842**

3 1 4

Sold Price **\$359,000** Sold Date **04-Jul-22**Distance **0.1km****2 FIRMIN ROAD CHURCHILL VIC
3842**

3 1 4

Sold Price **\$350,000** Sold Date **23-May-22**Distance **0.72km****19 SHAW STREET CHURCHILL VIC
3842**

3 1 4

Sold Price **\$320,000** Sold Date **10-Feb-23**Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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