

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

2 Denise Court, Churchill Vic 3842

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$185,000

Property Type House

Suburb Churchill

Period - From 21/10/2018

to 20/10/2019

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	100 Tebb Tce JEERALANG JUNCTION 3840	\$450,000	03/05/2019

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:

21/10/2019 15:53



Property Type:

Agent Comments

Indicative Selling Price

\$450,000

Median House Price

21/10/2018 - 20/10/2019: \$185,000

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



100 Tebb Tce JEERALANG JUNCTION 3840 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 03/05/2019

Property Type: House (Res)

Land Size: 10100 sqm approx