

# 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 41 Wattle Crescent, Churchill Vic 3842  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$209,000

### Median sale price

Median price \$189,500

Property Type House

Suburb Churchill

Period - From 01/07/2018

to 30/06/2019

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	5 Banksia Cr CHURCHILL 3842	\$210,000	30/07/2018
2	12 Mulcare Cr CHURCHILL 3842	\$210,000	27/04/2018
3	48 Maple Cr CHURCHILL 3842	\$205,000	11/01/2019

**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:

16/09/2019 13:21