

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 Eli Court, Churchill Vic 3842
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Indicative selling price

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

Single price \$305,000

Median sale price

Median price	\$180,000	House	X	Unit		Suburb or locality	Churchill
Period - From	01/01/2018	to	31/12/2018	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		
2		
3		

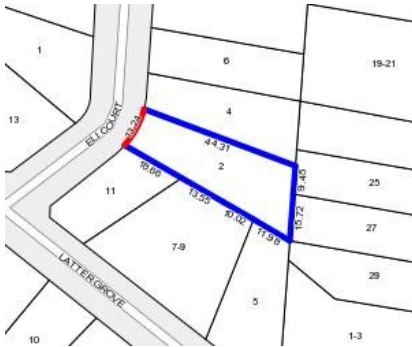
OR

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.

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Indicative Selling Price
\$305,000

Median House Price
Year ending December 2018: \$180,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 945 sqm approx

Agent Comments

Comparable Properties



16 Euroka Cr CHURCHILL 3842 (VG)

Agent Comments



Price: \$310,000

Method: Sale

Date: 21/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 763 sqm approx

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.