

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

15 Mulcare Crescent, 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 \$249,500

**Median sale price**

Median price \$200,000

House

Unit

Suburb or locality Churchill

Period - From 01/04/2019

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 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 | 10 Rae Cr CHURCHILL 3842          | \$250,000 | 15/02/2018   |
| 2 | 49 Auchterlonie Cr CHURCHILL 3842 | \$245,000 | 19/11/2018   |
| 3 | 43 Quigley Cr CHURCHILL 3842      | \$240,000 | 09/03/2018   |

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 eighteen months.~~