

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

25 Wattle Crescent, Churchill Vic 3842

Indicative selling price

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

Single price

\$189,000

Median sale price

Median price

\$198,000

Property Type

House

Suburb

Churchill

Period - From

05/03/2019

to

04/03/2020

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 | 2 Sheoke Gr CHURCHILL 3842 | \$183,500 | 12/05/2019 |
| 2 | 8 Mcinnes Cr CHURCHILL 3842 | \$180,000 | 04/09/2019 |
| 3 | 5 Edney Ct CHURCHILL 3842 | \$180,000 | 17/09/2018 |

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 18 months.~~

This Statement of Information was prepared on:

05/03/2020 09:07