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	47 Maple 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

Single price \$335,000

Median sale price

Median price	\$340,000	Pro	perty Type	House		Suburb	Churchill
Period - From	31/05/2021	to	30/05/2022		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

Add	dress of comparable property	Price	Date of sale
1	5 Amaroo Dr CHURCHILL 3842	\$345,000	26/05/2022
2	10 Williams Av CHURCHILL 3842	\$340,000	23/05/2022
3	74 Maple Cr CHURCHILL 3842	\$335,000	04/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	31/05/2022 09:36













Property Type: House (Res) Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price \$335,000 **Median House Price**

31/05/2021 - 30/05/2022: \$340,000

Comparable Properties



5 Amaroo Dr CHURCHILL 3842 (REI)

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Price: \$345,000 Method: Private Sale Date: 26/05/2022 Property Type: House Land Size: 668 sqm approx Agent Comments



10 Williams Av CHURCHILL 3842 (REI)





Agent Comments

Price: \$340.000 Method: Private Sale Date: 23/05/2022 Property Type: House Land Size: 563 sqm approx



74 Maple Cr CHURCHILL 3842 (REI/VG)

9 3





Price: \$335,000 Method: Private Sale Date: 04/10/2021 Property Type: House Land Size: 595 sqm approx **Agent Comments**

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634





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