

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

47 Maple Crescent, Churchill Vic 3842

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

Property 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	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 comparable properties 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



3 -

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)

Agent Comments

3 1 1

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



10 Williams Av CHURCHILL 3842 (REI)

Agent Comments

3 1 2

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)

Agent Comments

3 1 4

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