

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

11 Blackwood Crescent, Churchill Vic 3842

Indicative selling price

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

Single price \$499,000

Median sale price

Median price \$385,000

Property Type House

Suburb Churchill

Period - From 01/04/2023

to 30/06/2023

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	11 Graduation Pl CHURCHILL 3842	\$490,000	12/04/2022
2	10 Rae Cr CHURCHILL 3842	\$480,000	13/04/2023
3	106 Manning Dr CHURCHILL 3842	\$475,000	16/05/2023

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:

17/08/2023 10:39

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Indicative Selling Price

\$499,000

Median House Price

June quarter 2023: \$385,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



11 Graduation PI CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 808 sqm approx



10 Rae Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 13/04/2023

Property Type: House

Land Size: 843 sqm approx



106 Manning Dr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 16/05/2023

Property Type: House

Land Size: 700 sqm approx

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