

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

17 Mimosa Crescent, Churchill Vic 3842

Indicative selling price

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

Single price \$417,500

Median sale price

Median price \$370,000

Property Type House

Suburb Churchill

Period - From 01/10/2022

to 30/09/2023

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 | 2 Maple Cr CHURCHILL 3842 | \$425,000 | 02/06/2023 |
| 2 | 44 Switchback Rd CHURCHILL 3842 | \$415,000 | 14/11/2023 |
| 3 | 16 Firmin Rd CHURCHILL 3842 | \$415,000 | 10/08/2022 |

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:

16/11/2023 09:41



Property Type: House (Res)

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



2 Maple Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 02/06/2023

Property Type: House

Land Size: 608 sqm approx



44 Switchback Rd CHURCHILL 3842 (REI)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 14/11/2023

Property Type: House

Land Size: 631 sqm approx



16 Firmin Rd CHURCHILL 3842 (VG)

Agent Comments



Price: \$415,000

Method: Sale

Date: 10/08/2022

Property Type: House (Res)

Land Size: 585 sqm approx