Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	17 Mimosa 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 \$417,500

Median sale price

Median price	\$370,000	Pro	perty 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.

Ad	dress 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





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Indicative Selling Price \$417,500 **Median House Price**

Year ending September 2023: \$370,000





Property Type: House (Res) Land Size: 592 sqm approx **Agent Comments**

Comparable Properties



2 Maple Cr CHURCHILL 3842 (REI/VG)





Price: \$425,000 Method: Private Sale Date: 02/06/2023 Property Type: House Land Size: 608 sqm approx **Agent Comments**



44 Switchback Rd CHURCHILL 3842 (REI)







Price: \$415,000 Method: Private Sale Date: 14/11/2023 Property Type: House Land Size: 631 sqm approx Agent Comments



16 Firmin Rd CHURCHILL 3842 (VG)



Price: \$415.000 Method: Sale Date: 10/08/2022

Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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