

# 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

3 Walker Parade, Churchill Vic 3842

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$379,000

### Median sale price

Median price \$345,000

Property Type House

Suburb Churchill

Period - From 01/10/2023

to 31/12/2023

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	9 Hawthorn Cr CHURCHILL 3842	\$380,000	16/08/2023
2	20 Shaw St CHURCHILL 3842	\$350,000	02/11/2023
3	20 Heesom Cr CHURCHILL 3842	\$350,000	11/10/2023

**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:

14/03/2024 15:37



4   1   1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 604 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$379,000  
**Median House Price**  
December quarter 2023: \$345,000

## Comparable Properties



**9 Hawthorn Cr CHURCHILL 3842 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 16/08/2023  
**Property Type:** House  
**Land Size:** 662 sqm approx



**20 Shaw St CHURCHILL 3842 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House  
**Land Size:** 673 sqm approx



**20 Heesom Cr CHURCHILL 3842 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 11/10/2023  
**Property Type:** House  
**Land Size:** 585 sqm approx

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