# 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

30 Auchterlonie Crescent, Churchill Vic 3842

## Indicative selling price

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For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$450,000

#### Median sale price

Median price	\$345,000	Pro	perty Type Hou	lse		Suburb	Churchill
Period - From	01/10/2023	to	31/12/2023	Soι	urce	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.

Add	dress of comparable property	Price	Date of sale
1	59 Auchterlonie Cr CHURCHILL 3842	\$430,000	18/11/2022
2	76 Philip Pde CHURCHILL 3842	\$410,000	19/06/2023
3	22 Canterbury Way CHURCHILL 3842	\$400,000	23/03/2023

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:

19/02/2024 13:27





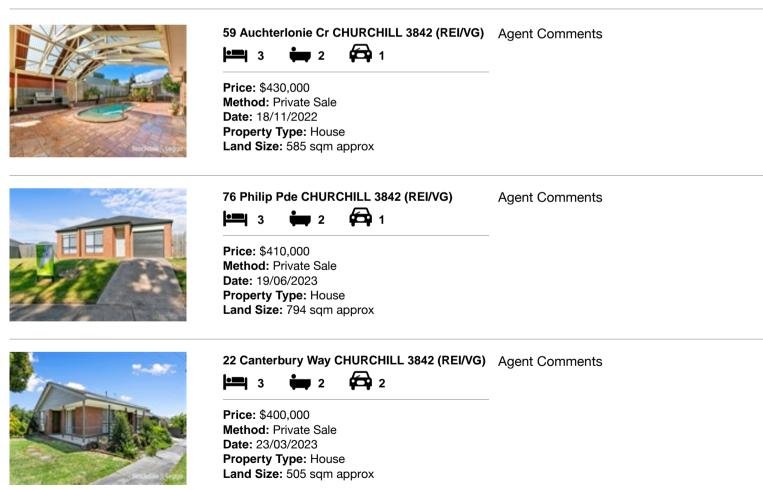




Property Type: Divorce/Estate/Family Transfers Land Size: 609 sqm approx Agent Comments Matt Hamilton 03 51337777 0472 545 557 matthewh@fncentralkw.com.au

Indicative Selling Price \$450,000 Median House Price December quarter 2023: \$345,000

# **Comparable Properties**



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





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