

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 and
postcode

38 COOLABAH DRIVE CHURCHILL VIC 3842

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

House

Suburb

Churchill

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

51 THE BOULEVARD MORWELL VIC 3840	\$350,000	21-Jun-24
1 YANAKIE COURT MORWELL VIC 3840	\$351,000	24-Apr-24
13 LAE COURT MORWELL VIC 3840	\$331,500	26-Apr-24

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: 04 July 2024



51 THE BOULEVARD MORWELL VIC 3840

3 1 1

Sold Price

^{RS}

\$350,000

Sold Date

21-Jun-24

Distance

8.09km



1 YANAKIE COURT MORWELL VIC 3840

3 1 1

Sold Price

\$351,000

Sold Date

24-Apr-24

Distance

8.66km



13 LAE COURT MORWELL VIC 3840

3 1 1

Sold Price

\$331,500

Sold Date

26-Apr-24

Distance

7.7km

RS = Recent sale

UN = Undisclosed Sale

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