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	17 Auchterlonie Crescent 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	$375,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$240,000	Property type	House	Suburb	Churchill
Period-from	01 Jul 2020	to	30 Jun 2021	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
43 Wattle Crescent Churchill VIC 3842	$390,000	06-May-21
35-37 McDonald Way Churchill VIC 3842	$379,000	14-Apr-21
76 Manning Drive Churchill VIC 3842	$365,000	12-Mar-21

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 July 2021

ONE AGENCY LATROBE VALLEY

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43 Wattle Crescent Churchill VIC 3842

3 1 1

Sold Price **$390,000** Sold Date **06-May-21**

Distance **1.07km**



35-37 McDonald Way Churchill VIC 3842

3 1 2

Sold Price RS **$379,000** Sold Date **14-Apr-21**

Distance **0.46km**



76 Manning Drive Churchill VIC 3842

3 3 2

Sold Price **$365,000** Sold Date **12-Mar-21**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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