

# 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

22 Arch Avenue, Churchill Vic 3842

### Indicative selling price

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

Single price

\$490,000

### Median sale price

Median price

\$410,000

Property Type

House

Suburb

Churchill

Period - From

01/07/2022

to

30/09/2022

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	11 Graduation PI CHURCHILL 3842	\$490,000	12/04/2022
2	2 Graduation PI CHURCHILL 3842	\$430,000	20/07/2022
3	2 Condowie Ct CHURCHILL 3842	\$420,000	06/12/2022

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:

12/01/2023 15:17



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 570 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$490,000  
**Median House Price**  
September quarter 2022: \$410,000

## Comparable Properties



**11 Graduation PI CHURCHILL 3842 (REI/VG)** **Agent Comments**



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 12/04/2022  
**Property Type:** House  
**Land Size:** 808 sqm approx



**2 Graduation PI CHURCHILL 3842 (REI/VG)** **Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 20/07/2022  
**Property Type:** House  
**Land Size:** 512 sqm approx



**2 Condowie Ct CHURCHILL 3842 (REI)** **Agent Comments**



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 06/12/2022  
**Property Type:** House  
**Land Size:** 755 sqm approx

**Account** - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244