

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

10 Ritchie Road, Churchill Vic 3842

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$189,000

Median sale price

Median price

\$178,500

House

X

Unit

Suburb or locality

Churchill

Period - From

01/01/2019

to

31/03/2019

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 eighteen 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	8 Townsend St CHURCHILL 3842	\$189,000	28/03/2019
2	12 Banksia Cr CHURCHILL 3842	\$186,500	22/02/2019
3	14 Ritchie Rd CHURCHILL 3842	\$161,000	25/03/2019

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 eighteen months.



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Rooms:
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$189,000
Median House Price
March quarter 2019: \$178,500

Comparable Properties



8 Townsend St CHURCHILL 3842 (REI/VG)

Agent Comments

3 1 3

Price: \$189,000
Method: Private Sale
Date: 28/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 565 sqm approx



12 Banksia Cr CHURCHILL 3842 (REI/VG)

Agent Comments

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Price: \$186,500
Method: Private Sale
Date: 22/02/2019
Rooms: 5
Property Type: House
Land Size: 635 sqm approx



14 Ritchie Rd CHURCHILL 3842 (REI/VG)

Agent Comments

3 1 -

Price: \$161,000
Method: Private Sale
Date: 25/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 603 sqm approx