

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

3 Switchback Road, Churchill Vic 3842

Indicative selling price

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

Single price \$165,000

Median sale price

Median price \$178,500 House ☒ 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	14 Ritchie Rd CHURCHILL 3842	\$161,000	25/03/2019
2	21 Hawthorn Cr CHURCHILL 3842	\$154,000	26/02/2019
3	6 Howard Av CHURCHILL 3842	\$138,000	04/04/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price

\$165,000

Median House Price

March quarter 2019: \$178,500

Comparable Properties



14 Ritchie Rd CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$161,000

Method: Private Sale

Date: 25/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 603 sqm approx



21 Hawthorn Cr CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$154,000

Method: Private Sale

Date: 26/02/2019

Rooms: 4

Property Type: House (Res)

Land Size: 562 sqm approx



6 Howard Av CHURCHILL 3842 (VG)

Agent Comments



Price: \$138,000

Method: Sale

Date: 04/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 562 sqm approx