

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 | 3 Switchback Road, Churchill Vic 3842 |
|----------------------|---------------------------------------|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$178,500 | Hou | ise 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.

| Add | dress 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

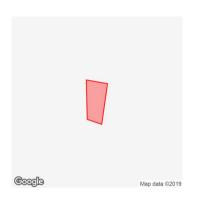
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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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)





Price: \$161,000 Method: Private Sale Date: 25/03/2019

Rooms: 4

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments



21 Hawthorn Cr CHURCHILL 3842 (REI/VG)





Price: \$154.000 Method: Private Sale Date: 26/02/2019

Rooms: 4

Property Type: House (Res) Land Size: 562 sqm approx

Agent Comments



6 Howard Av CHURCHILL 3842 (VG)





Price: \$138,000 Method: Sale Date: 04/04/2019

Rooms: -

Property Type: House (Res) Land Size: 562 sqm approx

Agent Comments

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

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