

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

21 Switchback Road, Churchill Vic 3842

Indicative selling price

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

Single price

\$240,000

Median sale price

Median price

\$246,250

Property Type

House

Suburb

Churchill

Period - From

01/04/2020

to

31/03/2021

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	36 Churinga Dr CHURCHILL 3842	\$249,000	18/03/2021
2	20 Coleman Pde CHURCHILL 3842	\$220,000	26/02/2021
3	42 Maple Cr CHURCHILL 3842	\$215,000	22/03/2021

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:

22/04/2021 11:06



3 1 3

Rooms: 6
Property Type: House (Res)
Land Size: 626 sqm approx
Agent Comments

Indicative Selling Price

\$240,000

Median House Price

Year ending March 2021: \$246,250

Comparable Properties



36 Churinga Dr CHURCHILL 3842 (REI/VG)

Agent Comments

3 1 -

Price: \$249,000
Method: Private Sale
Date: 18/03/2021
Property Type: House
Land Size: 721 sqm approx



20 Coleman Pde CHURCHILL 3842 (REI)

Agent Comments

3 1 2

Price: \$220,000
Method: Private Sale
Date: 26/02/2021
Property Type: House (Res)
Land Size: 610 sqm approx



42 Maple Cr CHURCHILL 3842 (REI)

Agent Comments

3 1 1

Price: \$215,000
Method: Private Sale
Date: 22/03/2021
Property Type: House
Land Size: 584 sqm approx