

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

13 Aruma Court, Churchill Vic 3842

Indicative selling price

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

Range between

\$190,000

&

\$209,000

Median sale price

Median price

\$366,500

Property Type

House

Suburb

Churchill

Period - From

09/12/2021

to

08/12/2022

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 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	4 Shaw St CHURCHILL 3842	\$204,000	07/07/2021
2	56 Maple Cr CHURCHILL 3842	\$197,000	14/07/2021
3			

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.~~

This Statement of Information was prepared on:

09/12/2022 14:01



Property Type:

Agent Comments

Indicative Selling Price

\$190,000 - \$209,000

Median House Price

09/12/2021 - 08/12/2022: \$366,500

Comparable Properties



4 Shaw St CHURCHILL 3842 (VG)

Agent Comments



Price: \$204,000

Method: Sale

Date: 07/07/2021

Property Type: House (Res)

Land Size: 594 sqm approx

56 Maple Cr CHURCHILL 3842 (VG)

Agent Comments



Price: \$197,000

Method: Sale

Date: 14/07/2021

Property Type: House (Res)

Land Size: 634 sqm approx

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.

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