

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

7 Brown Drive, Churchill Vic 3842

Indicative selling price

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

Single price \$182,500

Median sale price

Median price \$105,000

Property Type Vacant land

Suburb Churchill

Period - From 12/11/2018

to 11/11/2019

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 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	3 Beck Av CHURCHILL 3842	\$172,000	28/02/2019
2	7 Arch Av CHURCHILL 3842	\$164,000	07/11/2018
3	8 Beck Av CHURCHILL 3842	\$159,000	05/03/2019

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 18 months.~~

This Statement of Information was prepared on:

12/11/2019 15:02

7 Brown Drive, Churchill Vic 3842

RENNIE
PROPERTY SALES

Sandra Rennie

03 51337900

0403622733

sandra@renniepropertysales.com.au

Indicative Selling Price

\$182,500

Median Land Price

12/11/2018 - 11/11/2019: \$105,000



Property Type: Land (Res)

Agent Comments

Comparable Properties



3 Beck Av CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$172,000

Method: Private Sale

Date: 28/02/2019

Property Type: Land (Res)

Land Size: 2080 sqm approx

7 Arch Av CHURCHILL 3842 (VG)

Agent Comments



Price: \$164,000

Method: Sale

Date: 07/11/2018

Property Type: Land

8 Beck Av CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$159,000

Method: Private Sale

Date: 05/03/2019

Property Type: Land (Res)

Land Size: 2016 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.