

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

49 Switchback Road, Churchill Vic 3842

Indicative selling price

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

Single price

\$219,000

Median sale price

Median price

\$216,250

Property Type

House

Suburb

Churchill

Period - From

01/10/2019

to

31/12/2019

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	13 Latter Gr CHURCHILL 3842	\$215,000	18/09/2019
2	35 Euroka Cr CHURCHILL 3842	\$207,500	27/11/2019
3	17 Kelleher St CHURCHILL 3842	\$200,000	17/12/2019

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:

13/03/2020 11:20



3 1 3

Property Type: House (Res)

Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price

\$219,000

Median House Price

December quarter 2019: \$216,250

Comparable Properties



13 Latter Gr CHURCHILL 3842 (REI/VG)

Agent Comments

3 1 -

Price: \$215,000

Method: Private Sale

Date: 18/09/2019

Property Type: House (Res)

Land Size: 593 sqm approx



35 Euroka Cr CHURCHILL 3842 (VG)

Agent Comments

3 - -

Price: \$207,500

Method: Sale

Date: 27/11/2019

Property Type: House (Res)

Land Size: 702 sqm approx



17 Kelleher St CHURCHILL 3842 (REI/VG)

Agent Comments

3 2 1

Price: \$200,000

Method: Private Sale

Date: 17/12/2019

Property Type: House

Land Size: 554 sqm approx