

# 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 Mcdonald Way, Churchill Vic 3842

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 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	2 Walker Pde CHURCHILL 3842	\$225,000	24/10/2019
2	34 Mcdonald Way CHURCHILL 3842	\$215,000	27/07/2019
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:

10/02/2020 16:31



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 623 sqm approx

Agent Comments

## Comparable Properties



**2 Walker Pde CHURCHILL 3842 (REI/VG)**

Agent Comments



**Price:** \$225,000

**Method:** Private Sale

**Date:** 24/10/2019

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**34 Mcdonald Way CHURCHILL 3842 (VG)**

Agent Comments



**Price:** \$215,000

**Method:** Sale

**Date:** 27/07/2019

**Property Type:** House (Res)

**Land Size:** 602 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.