

## 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

14 Graduation Place, 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 \$89,500

### Median sale price

Median price \$159,000

Property Type Vacant land

Suburb Churchill

Period - From 30/10/2018

to 29/10/2019

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	4 Arch Av CHURCHILL 3842	\$105,000	25/06/2018
2	29 Sports Dr CHURCHILL 3842	\$99,000	21/12/2018
3	27 Sports Dr CHURCHILL 3842	\$98,000	14/12/2018

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:

30/10/2019 12:05

14 Graduation Place, Churchill Vic 3842

**RENNIE**  
PROPERTY SALES

Peter Rennie

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**Indicative Selling Price**

\$89,500

**Median Land Price**

30/10/2018 - 29/10/2019: \$159,000



**Property Type:**

**Agent Comments**

## Comparable Properties

**4 Arch Av CHURCHILL 3842 (VG)**

**Agent Comments**



**Price:** \$105,000

**Method:** Sale

**Date:** 25/06/2018

**Property Type:** Land

**29 Sports Dr CHURCHILL 3842 (VG)**

**Agent Comments**



**Price:** \$99,000

**Method:** Sale

**Date:** 21/12/2018

**Property Type:** Land

**27 Sports Dr CHURCHILL 3842 (VG)**

**Agent Comments**



**Price:** \$98,000

**Method:** Sale

**Date:** 14/12/2018

**Property Type:** Land

**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.