Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	40 Mcdonald Way, Churchill Vic 3842	
Including suburb or	,,	
locality and postcode		

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquotin	For the	meaning	of this	price se	e consur	mer.vic.a	ov.au/un	derauoti	nio
---	---------	---------	---------	----------	----------	-----------	----------	----------	-----

Single price \$379,000

Median sale price

Median price	\$365,000	Pro	perty Type Ho	use		Suburb	Churchill
Period - From	06/01/2022	to	05/01/2023	Sou	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5 Mcdonald Way CHURCHILL 3842	\$380,000	22/02/2022
2	3 Kelleher St CHURCHILL 3842	\$377,500	08/08/2022
3	30 Switchback Rd CHURCHILL 3842	\$370,000	13/10/2022

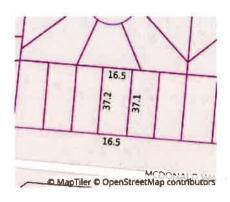
OR

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:	06/01/2023 10:29







Rooms: 4

Property Type: House (Res) Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price \$379,000 Median House Price

06/01/2022 - 05/01/2023: \$365,000

Comparable Properties

5 Mcdonald Way CHURCHILL 3842 (VG)





Price: \$380,000 Method: Sale Date: 22/02/2022

Property Type: House (Res) Land Size: 552 sqm approx **Agent Comments**

3 Kelleher St CHURCHILL 3842 (VG)





Price: \$377,500 Method: Sale Date: 08/08/2022

Property Type: House (Res) Land Size: 605 sqm approx Agent Comments



30 Switchback Rd CHURCHILL 3842 (REI/VG)

Price: \$370,000 Method: Private Sale Date: 13/10/2022 Property Type: House Land Size: 654 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the Stale of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied

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.