

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

40 McDonald Way, Churchill Vic 3842

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$365,000

Property Type

House

Suburb

Churchill

Period - From

06/01/2022

to

05/01/2023

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.

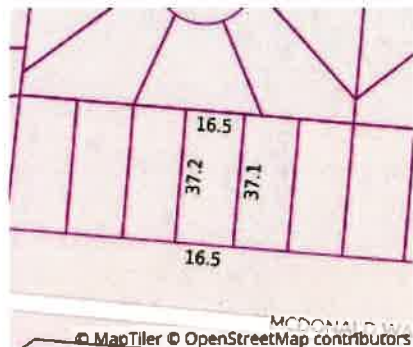
	Address of comparable property	Price	Date of sale
1	5 McDonald Way CHURCHILL 3842	\$380,000	22/02/2022
2	3 Kelleher St CHURCHILL 3842	\$377,500	08/08/2022
3	30 Switchback Rd CHURCHILL 3842	\$370,000	13/10/2022

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)

Agent Comments



Price: \$380,000
Method: Sale
Date: 22/02/2022
Property Type: House (Res)
Land Size: 552 sqm approx

3 Kelleher St CHURCHILL 3842 (VG)

Agent Comments



Price: \$377,500
Method: Sale
Date: 08/08/2022
Property Type: House (Res)
Land Size: 605 sqm approx



30 Switchback Rd CHURCHILL 3842 (REI/VG)

Agent Comments



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

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