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

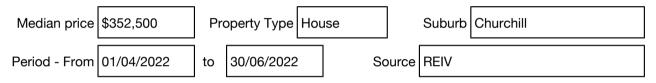
102 Manning Drive, Churchill Vic 3842

Indicative selling price

		consumer.v		

Single price \$339,000

Median sale price



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	21 Acacia Way CHURCHILL 3842	\$335,000	07/06/2022	
2	6 Moon Ct CHURCHILL 3842	\$330,000	16/08/2022	
3	18 Coleman Pde CHURCHILL 3842	\$325,000	06/07/2022	

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:

11/10/2022 09:40









Property Type: House (Previously Occupied - Detached) Land Size: 848 sqm approx Agent Comments Indicative Selling Price \$339,000 Median House Price June quarter 2022: \$352,500

Comparable Properties

21 Acacia Way CHURCHILL 3842 (VG)



Price: \$335,000 Method: Sale Date: 07/06/2022 Property Type: House (Res) Land Size: 600 sqm approx

6 Moon Ct CHURCHILL 3842 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$330,000 Method: Sale Date: 16/08/2022 Property Type: House (Res) Land Size: 657 sqm approx

3



18 Coleman Pde CHURCHILL 3842 (REI/VG)

6 -



Price: \$325,000 Method: Private Sale Date: 06/07/2022 Property Type: House Land Size: 575 sqm approx

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





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