

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

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

Single price

\$339,000

Median sale price

Median price

\$352,500

Property Type

House

Suburb

Churchill

Period - From

01/04/2022

to

30/06/2022

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	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



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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)

Agent Comments

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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

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



18 Coleman Pde CHURCHILL 3842 (REI/VG)

Agent Comments

3 1 2

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