

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

1 Canterbury Way, Churchill Vic 3842

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$320,000

Property Type House

Suburb Churchill

Period - From 01/01/2021

to 31/12/2021

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	14 Canterbury Way CHURCHILL 3842	\$335,000	28/01/2022
2	10 Box Ct CHURCHILL 3842	\$325,000	01/12/2021
3	40 Switchback Rd CHURCHILL 3842	\$305,000	04/11/2021

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:

19/02/2022 09:55



Property Type: House (Previously Occupied - Detached)
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$350,000
Median House Price
Year ending December 2021: \$320,000

Comparable Properties



14 Canterbury Way CHURCHILL 3842 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 28/01/2022
Property Type: House



10 Box Ct CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 01/12/2021
Property Type: House
Land Size: 619 sqm approx



40 Switchback Rd CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 04/11/2021
Property Type: House
Land Size: 581 sqm approx

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