

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

lot 31 Phillip Parade, Churchill Vic 3842

Indicative selling price

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

Single price \$79,500

Median sale price

Median price \$159,000

Property Type Vacant land

Suburb Churchill

Period - From 30/10/2018

to 29/10/2019

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 eighteen 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	29 Sports Dr CHURCHILL 3842	\$99,000	21/12/2018
2	27 Sports Dr CHURCHILL 3842	\$98,000	14/12/2018
3			

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 eighteen months.~~

This Statement of Information was prepared on:

30/10/2019 11:52

lot 31 Philip Parade, Churchill Vic 3842

RENNIE
PROPERTY SALES

Peter Rennie

03 51337900

0412327849

peter@renniepropertysales.com.au

Indicative Selling Price

\$79,500

Median Land Price

30/10/2018 - 29/10/2019: \$159,000



Property Type:

Agent Comments

Comparable Properties

29 Sports Dr CHURCHILL 3842 (VG)

Agent Comments



Price: \$99,000

Method: Sale

Date: 21/12/2018

Property Type: Land

27 Sports Dr CHURCHILL 3842 (VG)

Agent Comments



Price: \$98,000

Method: Sale

Date: 14/12/2018

Property Type: Land

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 eighteen months.

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



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.