

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

3 Atkinson Avenue, Churchill Vic 3842

Indicative selling price

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

Single price

\$210,000

Median sale price

Median price

\$161,500

Vacant land

X

Suburb

Churchill

Period - From

17/09/2018

to

16/09/2019

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	10 Atkinson Av CHURCHILL 3842	\$205,000	07/01/2019
2	3 Atkinson Av CHURCHILL 3842	\$179,000	24/03/2018
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:

16/09/2019

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Indicative Selling Price

\$210,000

Median Land Price

17/09/2018 - 16/09/2019: \$161,500



Property Type: Land (Res)

Land Size: 4134 sqm approx

Agent Comments

Comparable Properties



10 Atkinson Av CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$205,000

Method: Private Sale

Date: 07/01/2019

Property Type: Land (Res)

Land Size: 4004 sqm approx

3 Atkinson Av CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$179,000

Method: Private Sale

Date: 24/03/2018

Property Type: Land (Res)

Land Size: 4134 sqm approx

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.