

### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

|  | Section 47AF of the Estate Agents Act 198  |  |  |  |
|--|--|--|--|--|
| Property offered for                                   | Address suburb or postcode  Illing price ag of this price see consumer.vic.gov.au/underquoting lice \$225,000  price  ### Suburb or locality Churchill |  |  |  |
| Address<br>Including suburb or<br>locality andpostcode | 13 Latter Grove, Churchill Vic 3842  |  |  |  |
| Indicative selling pric                                | ee   |  |  |  |
| For the meaning of this p                              | orice see consumer.vic.gov.au/underquoting   |  |  |  |
| Single price \$225,                                    | 000  |  |  |  |
| Median sale price                                      |  |  |  |  |
| Median price \$178,50                                  | OO House X Unit Suburb or locality Churchill   |  |  |  |
| Period - From 01/01/2                                  | 019 to 31/03/2019 Source REIV  |  |  |  |
|  | (AD-1-4-AD-1-1   |  |  |  |

#### Comparable property sales (\*Delete A or B below as applicable)

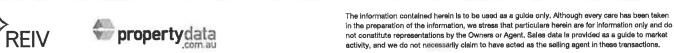
A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price     | Date of sale |
|----|------------------------------|-----------|--------------|
| 1  | 48 Maple Cr CHURCHILL 3842   | \$205,000 | 11/01/2019   |
| 2  | 26 Manning Dr CHURCHILL 3842 | \$200,000 | 27/05/2019   |
| 3  | 9 Mclean Av CHURCHILL 3842   | \$200,000 | 18/02/2019   |

#### 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.

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











Rooms:

Property Type: Land Land Size: 587 sqm approx Agent Comments Indicative Selling Price \$225,000 Median House Price March quarter 2019: \$178,500

## Comparable Properties



48 Maple Cr CHURCHILL 3842 (REI/VG)

·= 3





Price: \$205,000 Method: Private Sale

Date: 11/01/2019 Rooms: 4

Property Type: House Land Size: 586 sqm approx **Agent Comments** 



26 Manning Dr CHURCHILL 3842 (REI/VG)

3





Price: \$200,000 Method: Private Sale Date: 27/05/2019

Rooms: -

Property Type: House Land Size: 557 sqm approx Agent Comments



9 Mclean Av CHURCHILL 3842 (VG)

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Price: \$200,000 Method: Sale Date: 18/02/2019

Rooms: -

Property Type: House (Res) Land Size: 694 sqm approx Agent Comments

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

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