



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 594 sqm

Agent Comments

Indicative Selling Price

\$150,000 - \$165,000

Median House Price

March quarter 2017: \$185,000

Comparable Properties



19 Hawthorn Cr CHURCHILL 3842 (VG)

Agent Comments



Price: \$159,500

Method: Sale

Date: 14/03/2017

Rooms: -

Property Type: Land

Land Size: 577 sqm



6 McDonald Way CHURCHILL 3842 (VG)

Agent Comments



Price: \$158,000

Method: Sale

Date: 22/02/2017

Rooms: -

Property Type: Land

Land Size: 787 sqm



12 Shaw St CHURCHILL 3842 (REI/VG)

Agent Comments



Price: \$155,000

Method: Private Sale

Date: 31/05/2016

Rooms: 5

Property Type: House

Land Size: 580 sqm

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

4 Ritchie Road, Churchill Vic 3842

Indicative selling price

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

Range between \$150,000

&

\$165,000

Median sale price

Median price \$185,000

House

X

Suburb or locality

Churchill

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

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
19 Hawthorn Cr CHURCHILL 3842	\$159,500	14/03/2017
6 Mcdonald Way CHURCHILL 3842	\$158,000	22/02/2017
12 Shaw St CHURCHILL 3842	\$155,000	31/05/2016