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	9 Euroka Crescent, Churchill Vic 3842

Indicative selling price

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

Single price	$129,000

Median sale price

Median price	$186,750	Property Type	House	Suburb	Churchill
Period - From	01/10/2018	to 30/09/2019		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 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	58 Coolabah Dr CHURCHILL 3842	$130,000	23/07/2018
2	46 Dunbar Gr CHURCHILL 3842	$120,000	04/04/2019
3	7 Aruma Ct CHURCHILL 3842	$120,000	06/12/2018

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:	15/01/2020 15:58

RENNIE
PROPERTY SALES

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Property Type:

Agent Comments

Indicative Selling Price
$129,000
Median House Price
Year ending September 2019: $186,750

Comparable Properties

58 Coolabah Dr CHURCHILL 3842 (REI/VG)

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Price: $130,000
Method: Private Sale
Date: 23/07/2018
Rooms: 4
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments

46 Dunbar Gr CHURCHILL 3842 (VG)

🛏 3   🛁 -   🚗 -

Price: $120,000
Method: Sale
Date: 04/04/2019
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments

7 Aruma Ct CHURCHILL 3842 (REI/VG)

🛏 3   🛁 1   🚗 3

Price: $120,000
Method: Private Sale
Date: 06/12/2018
Rooms: 4
Property Type: House
Land Size: 753 sqm approx

Agent Comments

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

REIV   propertydata.com.au