

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 and
postcode

115 Rickard Drive, Churchill, Vic 3842

Indicative selling price

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

Single price

\$649,999

Median sale price

Median price

\$370,000

Property type

House

Suburb

Churchill


Period - From

01/05/2024

to

30/04/2025

Source

 PropTrack

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
20 Evans Road, Jeeralang Junction, VIC 3840	\$685,000	17/01/2025
212 Junction Road, Jeeralang Junction, VIC 3840	\$595,000	20/05/2024
165 Rickard Drive, Churchill, VIC 3842	\$735,000	02/04/2025

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:

13/05/2025