

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

25 Switchback Road, Churchill Vic 3842

Indicative selling price

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

Single price \$169,900

Median sale price

Median price \$189,000

Property Type House

Suburb Churchill

Period - From 16/09/2018

to 15/09/2019

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	17 Blackwood Cr CHURCHILL 3842	\$170,000	30/10/2018
2	10 Willow St CHURCHILL 3842	\$169,000	29/08/2018
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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 5  2  2

Property Type: House
Land Size: 598 sqm approx
Agent Comments

Indicative Selling Price
\$169,900
Median House Price
16/09/2018 - 15/09/2019: \$189,000

Comparable Properties



17 Blackwood Cr CHURCHILL 3842 (REI/VG) **Agent Comments**

 4  1  2

Price: \$170,000
Method: Private Sale
Date: 30/10/2018
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx



10 Willow St CHURCHILL 3842 (REI/VG) **Agent Comments**

 4  1  -

Price: \$169,000
Method: Private Sale
Date: 29/08/2018
Rooms: 5
Property Type: House (Res)
Land Size: 610 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.