

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

2 Firmin Road, Churchill Vic 3842

Indicative selling price

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

Single price \$340,000

Median sale price

Median price \$370,000

Property Type House

Suburb Churchill

Period - From 01/10/2021

to 31/12/2021

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	10 Maple Cr CHURCHILL 3842	\$385,000	10/03/2022
2	33 Manuka St CHURCHILL 3842	\$365,000	25/03/2022
3	2 Williams Av CHURCHILL 3842	\$357,000	23/02/2022

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$340,000
Median House Price
December quarter 2021: \$370,000

Comparable Properties



10 Maple Cr CHURCHILL 3842 (REI)

Agent Comments

3 1 3

Price: \$385,000
Method: Private Sale
Date: 10/03/2022
Property Type: House
Land Size: 593 sqm approx



33 Manuka St CHURCHILL 3842 (REI)

Agent Comments

3 1 2

Price: \$365,000
Method: Private Sale
Date: 25/03/2022
Property Type: House
Land Size: 668 sqm approx



2 Williams Av CHURCHILL 3842 (REI)

Agent Comments

3 1 3

Price: \$357,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 566 sqm approx