

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

19 Catterick Avenue, Churchill Vic 3842

Indicative selling price

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

Single price \$245,000

Median sale price

Median price \$226,500

Property Type House

Suburb Churchill

Period - From 01/07/2020

to 30/09/2020

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	11 Howard Av CHURCHILL 3842	\$250,000	17/09/2020
2	29 Howard Av CHURCHILL 3842	\$225,000	14/09/2020
3	49 Switchback Rd CHURCHILL 3842	\$215,000	01/07/2020

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:

30/11/2020 10:07



Property Type: House (Previously Occupied - Detached)
Land Size: 386 sqm approx
Agent Comments

Indicative Selling Price
\$245,000
Median House Price
September quarter 2020: \$226,500

Comparable Properties



11 Howard Av CHURCHILL 3842 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 17/09/2020
Property Type: House (Res)
Land Size: 593 sqm approx



29 Howard Av CHURCHILL 3842 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 14/09/2020
Property Type: House (Res)
Land Size: 574 sqm approx



49 Switchback Rd CHURCHILL 3842 (VG)

Agent Comments



Price: \$215,000
Method: Sale
Date: 01/07/2020
Property Type: House (Res)
Land Size: 570 sqm approx