

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

26 Philip Parade Churchill VIC 3842

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$192,750

Property type

Business

Suburb

Churchill

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

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

2-6 Webster Street Churchill VIC 3842	\$275,000	11-Jul-19
1-5 Webster Street Churchill VIC 3842	\$440,000	20-Dec-19

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.

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2-6 Webster Street Churchill VIC 3842

Sold Price

\$275,000

Sold Date

11-Jul-19



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Distance

1.54km



1-5 Webster Street Churchill VIC 3842

Sold Price

\$440,000^{UN}

Sold Date

20-Dec-19



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Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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