

# 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

6 Mclean Avenue, Churchill Vic 3842

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$499,500

### Median sale price

Median price \$385,000

Property Type House

Suburb Churchill

Period - From 01/04/2023

to 30/06/2023

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	20 Mclean Av CHURCHILL 3842	\$480,000	09/06/2023
2	10 Rae Cr CHURCHILL 3842	\$480,000	13/04/2023
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:

11/09/2023 12:32



 3   
  2   
  4

**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$499,500  
**Median House Price**  
 June quarter 2023: \$385,000

## Comparable Properties

20 Mclean Av CHURCHILL 3842 (VG)

Agent Comments

 3   
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**Price:** \$480,000  
**Method:** Sale  
**Date:** 09/06/2023  
**Property Type:** House (Res)  
**Land Size:** 1118 sqm approx



10 Rae Cr CHURCHILL 3842 (REI/VG)

Agent Comments

 4   
  2   
  1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 13/04/2023  
**Property Type:** House  
**Land Size:** 843 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.

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