

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

4 Birch Drive, Churchill Vic 3842

Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$360,000

Property Type House

Suburb Churchill

Period - From 30/09/2023

to 29/09/2024

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 | 24 Townsend St CHURCHILL 3842 | \$399,000 | 16/08/2024 |
| 2 | 1 Townsend St CHURCHILL 3842 | \$379,000 | 26/07/2024 |
| 3 | 33 Manuka St CHURCHILL 3842 | \$350,000 | 04/07/2024 |

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:

30/09/2024 15:10



3 1 3

Rooms: 4
Property Type: House
Land Size: 682 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$380,000
Median House Price
30/09/2023 - 29/09/2024: \$360,000

Comparable Properties



24 Townsend St CHURCHILL 3842 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$399,000
Method: Private Sale
Date: 16/08/2024
Property Type: House
Land Size: 558 sqm approx



1 Townsend St CHURCHILL 3842 (REI)

[Agent Comments](#)

3 1 1

Price: \$379,000
Method: Private Sale
Date: 26/07/2024
Property Type: House



33 Manuka St CHURCHILL 3842 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$350,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 668 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634