# 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

#### 7 GLENDONALD ROAD 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	\$419,000	<del>or range</del> <del>between</del>	&	
n colo prico				

# Median sale price

(\*Delete house or unit as applicable)

Median Price	\$346,250	Prop	erty type		House	Suburb	Churchill
Period-from	01 Apr 2023	to	31 Mar 2	2024	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
1 BARANBALI COURT CHURCHILL VIC 3842	\$442,000	31-Jan-23
35 GLENDONALD ROAD CHURCHILL VIC 3842	\$355,000	02-Mar-23
31 GLENDONALD ROAD CHURCHILL VIC 3842	\$366,000	31-Oct-23

OR

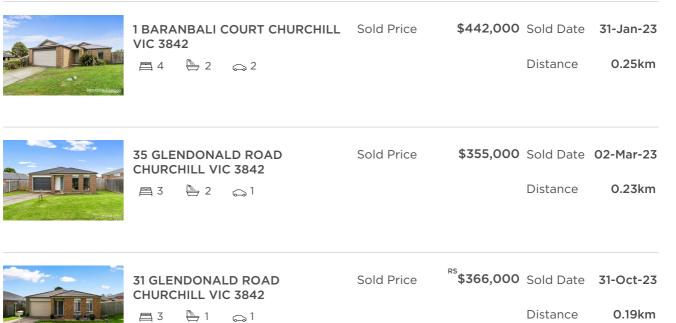
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 April 2024



consumer.vic.gov.au





RS = Recent sale UN = Undisclosed Sale

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