## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

105 gaskin Rise, Churchill Vic 3842

#### Indicative selling price

	51							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$195,000							
Median sale price								
Median price	\$186,000	Pro	operty Type Vac	ant land	Suburb Churchill			
Period - From	08/11/2022	to	07/11/2023	Source	REIV			

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	1 Oakhill Tce CHURCHILL 3842	\$169,000	15/06/2023
2	16 Emerald Ct CHURCHILL 3842	\$160,000	05/09/2023
3			

OR

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

This Statement of Information was prepared on:

08/11/2023 13:45







**Property Type:** Agent Comments Indicative Selling Price \$195,000 Median Land Price 08/11/2022 - 07/11/2023: \$186,000

# **Comparable Properties**

1 Oakhill Tce CHURCHILL 3842 (VG)



Price: \$169,000 Method: Sale Date: 15/06/2023 Property Type: Land Land Size: 564 sqm approx

Agent Comments



 16 Emerald Ct CHURCHILL 3842 (REI)
 Agent Comments

 Image: Image: Agent Comments

 Price: \$160,000

Method: Private Sale Date: 05/09/2023 Property Type: Land Land Size: 578 sqm approx

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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.