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





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