

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

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

Single price \$195,000

Median sale price

Median price \$186,000

Property Type Vacant 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 six 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	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)

Agent Comments



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



16 Emerald Ct CHURCHILL 3842 (REI)

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.