

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

14 EMERALD COURT 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

or range
between

\$170,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$183,000

Property type

Land

Suburb

Churchill

Period-from

01 Sep 2022

to

31 Aug 2023

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

4 BAROOGA CRESCENT CHURCHILL VIC 3842	\$178,000	13-Jan-23
20 FRASER CRESCENT CHURCHILL VIC 3842	\$173,000	07-Sep-23
1 BRICK STREET CHURCHILL VIC 3842	\$175,000	04-Sep-22

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: 15 September 2023



4 BAROOGA CRESCENT CHURCHILL VIC 3842

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Sold Price

\$178,000

Sold Date

13-Jan-23

Distance

0.33km



20 FRASER CRESCENT CHURCHILL VIC 3842

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Sold Price

^{RS} **\$173,000**

Sold Date

07-Sep-23

Distance

1.36km



1 BRICK STREET CHURCHILL VIC 3842

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Sold Price

\$175,000

Sold Date

04-Sep-22

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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