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 or locality and postcode	lot 88 Brown Drive, Churchill Vic 3842

Indicative selling price

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

Single price | $220,000

Median sale price

Median price	$183,500	Property Type	Vacant land	Suburb	Churchill
Period - From	07/12/2022	to 06/12/2023		Source	REIV

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	7 Oakhill Tce CHURCHILL 3842	$240,000	02/11/2022
2	16 Oakhill Tce CHURCHILL 3842	$220,000	13/07/2023
3	17 Oakhill Tce CHURCHILL 3842	$215,000	21/03/2023

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: | 07/12/2023 09:50

CONSUMER AFFAIRS VICTORIA

lot 88 Brown Drive, Churchill Vic 3842

REIV
THE DIFFERENCE

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Property Type:

Agent Comments

Indicative Selling Price
$220,000
Median Land Price
07/12/2022 - 06/12/2023: $183,500

Comparable Properties

7 Oakhill Tce CHURCHILL 3842 (VG)

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Price: $240,000
Method: Sale
Date: 02/11/2022
Property Type: Land
Land Size: 603 sqm approx

Agent Comments

16 Oakhill Tce CHURCHILL 3842 (VG)

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Price: $220,000
Method: Sale
Date: 13/07/2023
Property Type: Land
Land Size: 639 sqm approx

Agent Comments

17 Oakhill Tce CHURCHILL 3842 (VG)

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Price: $215,000
Method: Sale
Date: 21/03/2023
Property Type: Land
Land Size: 648 sqm approx

Agent Comments

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