

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

95 Jelleffs Outlet, Churchill Vic 3842

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$183,000

Property Type Vacant land

Suburb Churchill

Period - From 24/03/2022

to 23/03/2023

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	120A Dobbins Rd JEERALANG JUNCTION 3840	\$730,000	10/10/2021
2	1515 Jeeralang North Rd JEERALANG 3840	\$670,000	06/10/2022
3	90 Thomson Rd JEERALANG NORTH 3840	\$650,000	28/10/2022

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:

24/03/2023 15:11