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 IKARA	WAY	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	\$180,000	or range between	&	
Median sale price				
(*Delete house or unit as app	licable)			

Median Price	\$350,000	Prope	erty type		House	Suburb	Churchill
Period-from	01 Nov 2023	to	31 Oct 2	2024	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
33 MEDEW STREET CHURCHILL VIC 3842	\$172,000	31-Jan-24
41 MCCARTHY STREET CHURCHILL VIC 3842	\$172,000	24-May-24

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: 19 November 2024



consumer.vic.gov.au



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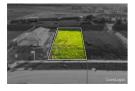
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	33 MEDEW STREET CHURCHILL VIC 3842	Sold Price	\$172,000 Sold Date	31-Jan-24
FL PL P			Distance	0.63km



41 MCC VIC 384		STREET CHURCHILL	Sold Price	Sold Date 24-I	May-24
= -	-	Ģ-		Distance	1km

RS = Recent sale UN = Undisclosed Sale

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