



STATEMENT OF INFORMATION

28 MCCARTHY STREET, CHURCHILL, VIC 3842

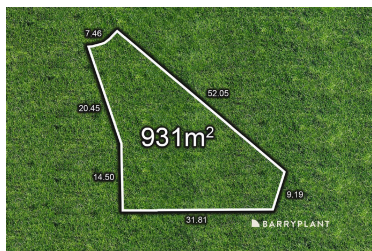
PREPARED BY RATTAN SEKHON, GOLDBANK REAL ESTATE GROUP

G O L D B A N K

REAL ESTATE GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 MCCARTHY STREET, CHURCHILL, VIC



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Indicative Selling Price

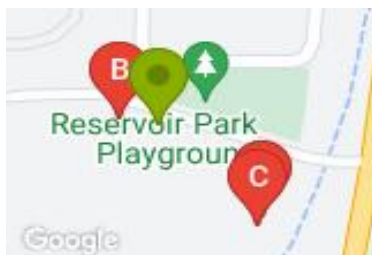
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$185,000

Provided by: Rattan Sekhon, Goldbank Real Estate Group

MEDIAN SALE PRICE



CHURCHILL, VIC, 3842

Suburb Median Sale Price (Vacant Land)

\$189,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



16 EMERALD CRT, CHURCHILL, VIC 3842



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Sale Price

\$160,000

Sale Date: 29/08/2023

Distance from Property: 117m



30 MCCARTHY ST, CHURCHILL, VIC 3842



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Sale Price

\$142,500

Sale Date: 13/10/2023

Distance from Property: 31m



14 EMERALD CRT, CHURCHILL, VIC 3842



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Sale Price

\$165,000

Sale Date: 20/12/2023

Distance from Property: 120m



This report has been compiled on 27/02/2024 by Goldbank Real Estate Group. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

28 MCCARTHY STREET, CHURCHILL, VIC 3842

Indicative selling price

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

Single Price:

\$185,000

Median sale price

Median price

\$189,000

Property type

Vacant Land

Suburb

CHURCHILL

Period

01 January 2023 to 31 December 2023

Source

pricefinder

Comparable property sales

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

16 EMERALD CRT, CHURCHILL, VIC 3842	\$160,000	29/08/2023
30 MCCARTHY ST, CHURCHILL, VIC 3842	\$142,500	13/10/2023
14 EMERALD CRT, CHURCHILL, VIC 3842	\$165,000	20/12/2023

This Statement of Information was prepared on:

27/02/2024