

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 110 Cox Av, Churchill Vic 3842

Indicative selling price

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

Single price \$200,000

Median sale price

Median price \$189,000

Property Type Vacant land

Suburb Churchill

Period - From 26/02/2023

to 25/02/2024

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	17 Oakhill Tce CHURCHILL 3842	\$215,000	21/03/2023
2	16 Brick St CHURCHILL 3842	\$205,000	27/02/2023
3	6 Jack Brawn Av CHURCHILL 3842	\$195,000	15/01/2024

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:

26/02/2024 12:22



Property Type:
Agent Comments

Indicative Selling Price
\$200,000
Median Land Price
26/02/2023 - 25/02/2024: \$189,000

Comparable Properties

17 Oakhill Tce CHURCHILL 3842 (VG) Agent Comments



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

16 Brick St CHURCHILL 3842 (VG) Agent Comments



Price: \$205,000
Method: Sale
Date: 27/02/2023
Property Type: Land
Land Size: 595 sqm approx

6 Jack Brawn Av CHURCHILL 3842 (VG) Agent Comments



Price: \$195,000
Method: Sale
Date: 15/01/2024
Property Type: Land
Land Size: 646 sqm approx

