

# 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

5 Arch Avenue, Churchill Vic 3842

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$185,000

### Median sale price

Median price

\$105,000

Property Type

Vacant land

Suburb

Churchill

Period - From

13/11/2018

to

12/11/2019

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	10 Atkinson Av CHURCHILL 3842	\$205,000	07/01/2019
2	3 Beck Av CHURCHILL 3842	\$172,000	28/02/2019
3	8 Beck Av CHURCHILL 3842	\$159,000	05/03/2019

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:

13/11/2019 15:14



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**

\$185,000

**Median Land Price**

13/11/2018 - 12/11/2019: \$105,000

## Comparable Properties



**10 Atkinson Av CHURCHILL 3842 (REI/VG)**

**Agent Comments**



**Price:** \$205,000

**Method:** Private Sale

**Date:** 07/01/2019

**Property Type:** Land (Res)

**Land Size:** 4004 sqm approx



**3 Beck Av CHURCHILL 3842 (REI/VG)**

**Agent Comments**



**Price:** \$172,000

**Method:** Private Sale

**Date:** 28/02/2019

**Property Type:** Land (Res)

**Land Size:** 2080 sqm approx

**8 Beck Av CHURCHILL 3842 (REI/VG)**

**Agent Comments**



**Price:** \$159,000

**Method:** Private Sale

**Date:** 05/03/2019

**Property Type:** Land (Res)

**Land Size:** 2016 sqm approx