## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

6 MEDEW STREET 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	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$200,000	Prop	erty type		Land	Suburb	Churchill
Period-from	01 Dec 2023	to	30 Nov 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: 11 December 2024





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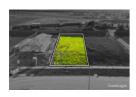
33 MEDEW STREET CHURCHILL VIC 3842

Sold Price

\$172,000 Sold Date 31-Jan-24

<u></u>

0.15km Distance



41 MCCARTHY STREET CHURCHILL Sold Price VIC 3842

Sold Date 24-May-24

□ -

Distance

0.84km

**RS** = Recent sale

UN = Undisclosed Sale

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