

# 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 118 Cox Av, 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 \$173,500

Property Type Vacant land

Suburb Churchill

Period - From 30/10/2023

to 29/10/2024

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	6 Jack Brawn Av CHURCHILL 3842	\$195,000	15/01/2024
2	14 Emerald Ct CHURCHILL 3842	\$165,000	28/12/2023
3	10 Brick St CHURCHILL 3842	\$189,000	14/10/2023

**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:

30/10/2024 13:13



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$185,000  
**Median Land Price**  
30/10/2023 - 29/10/2024: \$173,500

## Comparable Properties

**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

**14 Emerald Ct CHURCHILL 3842 (REI/VG)**

Agent Comments



**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 28/12/2023  
**Property Type:** Land  
**Land Size:** 729 sqm approx

**10 Brick St CHURCHILL 3842 (VG)**

Agent Comments



**Price:** \$189,000  
**Method:** Sale  
**Date:** 14/10/2023  
**Property Type:** Land  
**Land Size:** 613 sqm approx

