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 and postcode

9 CONDOWIE COURT 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	or range between	\$180,000	&	\$198,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$200,000	Prop	erty type	e Land		Suburb	Churchill
Period-from	01 Jun 2024	to	31 May 2	2025	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
41 MCCARTHY STREET CHURCHILL VIC 3842	\$172,000	24-May-24
33 MEDEW STREET CHURCHILL VIC 3842	\$172,000	31-Jan-24
31 MEDEW STREET CHURCHILL VIC 3842	\$175,000	22-May-24

OR

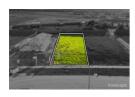
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 June 2025





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41 MCCARTHY STREET CHURCHILL Sold Price VIC 3842

\$172,000 Sold Date 24-May-24

Distance

0.46km



33 MEDEW STREET CHURCHILL VIC 3842

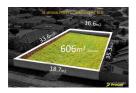
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Sold Price

Sold Date 31-Jan-24

Distance

0.54km



31 MEDEW STREET CHURCHILL VIC Sold Price 3842

\$175,000 Sold Date 22-May-24

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Distance

0.53km

RS = Recent sale UN = Undisclosed Sale

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