

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 Jack Brawn 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 \$250,000

### Median sale price

Median price \$189,000

Property Type Vacant land

Suburb Churchill

Period - From 20/05/2023

to 19/05/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	19 Jack Brawn Av CHURCHILL 3842	\$215,000	27/02/2024
2	9 Jack Brawn Av CHURCHILL 3842	\$205,000	10/03/2024
3			

OR

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

This Statement of Information was prepared on:

20/05/2024 11:35



**Property Type:** Land  
**Land Size:** 684 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$250,000  
**Median Land Price**  
20/05/2023 - 19/05/2024: \$189,000

## Comparable Properties

**19 Jack Brawn Av CHURCHILL 3842 (VG)**

**Agent Comments**



**Price:** \$215,000  
**Method:** Sale  
**Date:** 27/02/2024  
**Property Type:** Land  
**Land Size:** 720 sqm approx

**9 Jack Brawn Av CHURCHILL 3842 (VG)**

**Agent Comments**



**Price:** \$205,000  
**Method:** Sale  
**Date:** 10/03/2024  
**Property Type:** Land  
**Land Size:** 702 sqm approx

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

**Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634**