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	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$250,000
Single price	\$250,000

Median sale price

Median price	\$189,000	Pro	perty Type	Vaca	ant land		Suburb	Churchill
Period - From	20/05/2023	to	19/05/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress 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			

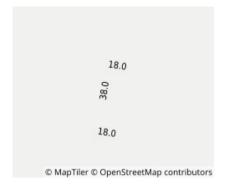
OR

В* 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









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)

🛏 - 📛 - 🛱

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

9 Jack Brawn Av CHURCHILL 3842 (VG)

= - 📥 - 🛱

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

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



