

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

3 Emerald Court, Churchill Vic 3842

Indicative selling price

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

Single price \$150,000

Median sale price

Median price \$172,500

Property Type Vacant land

Suburb Churchill

Period - From 21/03/2023

to 20/03/2024

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 eighteen 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	30 Mccarthy St CHURCHILL 3842	\$142,500	13/10/2023
2	7 Brick St CHURCHILL 3842	\$120,000	23/11/2022
3			

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 eighteen months.

This Statement of Information was prepared on:

21/03/2024 13:30



Property Type: Land
Land Size: 562 sqm approx
Agent Comments

Indicative Selling Price
\$150,000
Median Land Price
21/03/2023 - 20/03/2024: \$172,500

Comparable Properties

30 Mccarthy St CHURCHILL 3842 (VG)

Agent Comments



Price: \$142,500
Method: Sale
Date: 13/10/2023
Property Type: Land
Land Size: 537 sqm approx

7 Brick St CHURCHILL 3842 (VG)

Agent Comments



Price: \$120,000
Method: Sale
Date: 23/11/2022
Property Type: Land
Land Size: 611 sqm approx

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 eighteen months.

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