

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

30 Ikara Way, Churchill Vic 3842

Indicative selling price

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

Single price \$95,000

Median sale price

Median price \$151,250

Property Type Vacant land

Suburb Churchill

Period - From 12/11/2019

to 11/11/2020

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	12 Arch Av CHURCHILL 3842	\$105,000	21/06/2019
2	13 Graduation PI CHURCHILL 3842	\$95,000	24/04/2020
3	14 Graduation PI CHURCHILL 3842	\$89,500	09/07/2020

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:

12/11/2020 13:39