

## 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

4 Pinnuck Street, Numurkah Vic 3636

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$120,000

#### Median sale price

Median price

\$190,000

House

X

Unit

Suburb or locality

Numurkah

Period - From

01/10/2017

to

30/09/2018

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	8 Mackenzie St NUMURKAH 3636	\$135,000	18/09/2017
2	7 Bitcon PI NUMURKAH 3636	\$129,750	10/01/2018
3	32 Pinnuck St NUMURKAH 3636	\$118,000	05/06/2018

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.~~

4 Pinnuck Street, Numurkah Vic 3636



2 1 1

**Rooms:**  
**Property Type:** House  
**Land Size:** 770 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$120,000

**Median House Price**  
Year ending September 2018: \$190,000

## Comparable Properties



**8 Mackenzie St NUMURKAH 3636 (VG)**

**Agent Comments**

3 - -

**Price:** \$135,000  
**Method:** Sale  
**Date:** 18/09/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 750 sqm approx



**7 Bitcon PI NUMURKAH 3636 (VG)**

**Agent Comments**

3 - -

**Price:** \$129,750  
**Method:** Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 856 sqm approx

**32 Pinnuck St NUMURKAH 3636 (VG)**

**Agent Comments**

3 - -

**Price:** \$118,000  
**Method:** Sale  
**Date:** 05/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx