

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 and
postcode

52-56 PINE STREET NUMURKAH VIC 3636

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

Property type

Land

Suburb

Numurkah

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

NUMURKAH ROAD KATUNGA VIC 3640	\$700,000	13-Dec-23
10 PARKLAND DRIVE TALLYGARoopNA VIC 3634	\$330,000	09-Jun-23
20 WILLIAMS STREET BEARII VIC 3641	\$155,000	28-Mar-23

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: 13 February 2024

NUMURKAH ROAD KATUNGA VIC 3640 Sold Price **\$700,000** Sold Date **13-Dec-23**
 Distance **8.93km**
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10 PARKLAND DRIVE TALLYGAROPNA VIC 3634 Sold Price **\$330,000** Sold Date **09-Jun-23**
 Distance **17.31km**
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20 WILLIAMS STREET BEARII VIC 3641 Sold Price **\$155,000** Sold Date **28-Mar-23**
 Distance **22.53km**
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RS = Recent sale UN = Undisclosed Sale

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