

## 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

5 Queen 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

\$230,000

#### Median sale price

Median price

\$220,500

House

X

Unit

Suburb or locality

Numurkah

Period - From

01/01/2017

to

31/12/2017

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	17 Tocumwal Rd NUMURKAH 3636	\$230,000	05/06/2017
2	41 Mccaskill St NUMURKAH 3636	\$225,000	20/03/2017
3	4 Dolphin St NUMURKAH 3636	\$205,000	11/12/2017

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.~~

5 Queen Street, Numurkah Vic 3636



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**Rooms:**  
**Property Type:** House  
**Land Size:** 1100 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$230,000  
**Median House Price**  
Year ending December 2017: \$220,500

## Comparable Properties



17 Tocumwal Rd NUMURKAH 3636 (VG)

**Agent Comments**

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**Price:** \$230,000  
**Method:** Sale  
**Date:** 05/06/2017  
**Rooms:** -  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 700 sqm approx



41 Mccaskill St NUMURKAH 3636 (REI/VG)

**Agent Comments**

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**Price:** \$225,000  
**Method:** Private Sale  
**Date:** 20/03/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1500 sqm approx



4 Dolphin St NUMURKAH 3636 (VG)

**Agent Comments**

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**Price:** \$205,000  
**Method:** Sale  
**Date:** 11/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 900 sqm approx