

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

Saxton Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$100,000

&

\$110,000

Median sale price

Median price \$187,500

House

X

Unit

Suburb or locality

Numurkah

Period - From 01/07/2017

to

30/06/2018

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	88 Saxton St NUMURKAH 3636	\$138,002	03/07/2017
2	4/132 Saxton St NUMURKAH 3636	\$80,000	08/01/2018
3	5/132 Saxton St NUMURKAH 3636	\$75,000	10/07/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$100,000 - \$110,000
Median House Price
Year ending June 2018: \$187,500

Comparable Properties



88 Saxton St NUMURKAH 3636 (VG)

Agent Comments



Price: \$138,002
Method: Sale
Date: 03/07/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx



4/132 Saxton St NUMURKAH 3636 (VG)

Agent Comments



Price: \$80,000
Method: Sale
Date: 08/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



5/132 Saxton St NUMURKAH 3636 (VG)

Agent Comments



Price: \$75,000
Method: Sale
Date: 10/07/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)