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	Saxton Street, Numurkah Vic 3636
Including suburb or	
locality andpostcode	

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	Hou	se	Х	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.

Add	dress 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)

-2





Price: \$138.002 Method: Sale Date: 03/07/2017

Rooms: -

Property Type: House (Previously Occupied -

Detached)

Land Size: 1000 sqm approx

Agent Comments



4/132 Saxton St NUMURKAH 3636 (VG)

-- 2



Price: \$80.000 Method: Sale Date: 08/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/132 Saxton St NUMURKAH 3636 (VG)

-2



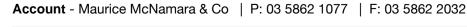


Price: \$75,000 Method: Sale Date: 10/07/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments







Generated: 04/10/2018 15:44