

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

2 Cottam Street, Numurkah Vic 3636

Indicative selling price

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

Single price \$190,000

Median sale price

Median price \$257,500

House X

Suburb or locality Numurkah

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

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
23 Dolphin St NUMURKAH 3636	\$220,000	27/03/2017
19 Rowe St NUMURKAH 3636	\$215,000	17/01/2017
3 Shaw Ct NUMURKAH 3636	\$204,000	01/03/2017