

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

31 Newby Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$310,000

Property Type

House

Suburb

Numurkah

Period - From

08/02/2021

to

07/02/2022

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 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
1	32 Oconnor St NUMURKAH 3636	\$420,000	13/01/2022
2	6 Corke St NUMURKAH 3636	\$410,000	29/10/2021
3	19 Williams St NUMURKAH 3636	\$370,000	15/11/2021

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:

08/02/2022 16:58