

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 and
postcode

3/82 SAXTON STREET NUMURKAH VIC 3636

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,500

Property type

Unit

Suburb

Numurkah

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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

1/68 QUINN STREET NUMURKAH VIC 3636	\$280,000	22-Jul-22
24 CALLANDER STREET NUMURKAH VIC 3636	\$280,000	18-Jan-23
1/4 MADELINE STREET NUMURKAH VIC 3636	\$280,000	10-Nov-22

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.

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**1/68 QUINN STREET NUMURKAH
VIC 3636**

 2  1  1

Sold Price **\$280,000** Sold Date **22-Jul-22**

Distance **0.23km**



**24 CALLANDER STREET
NUMURKAH VIC 3636**

 2  1  1

Sold Price Sold Date **18-Jan-23**

Distance **0.7km**



1/4 MADELINE STREET NUMURKAH Sold Price
VIC 3636

 2  1  1

Sold Date **10-Nov-22**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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