

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51-53 Madeline Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$399,000

&

\$438,000

Median sale price

Median price \$220,500

House

X

Unit

Suburb Numurkah

Period - From 01/01/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

51-53 Madeline Street, Numurkah Vic 3636



 4  2  0

Rooms:

Property Type: House

Land Size: 8094 sqm approx

Agent Comments

Indicative Selling Price

\$399,000 - \$438,000

Median House Price

Year ending December 2017: \$220,500

Comparable Properties

56 Madeline St NUMURKAH 3636 (VG)

Agent Comments

 3  -  -

Price: \$385,000

Method: Sale

Date: 15/11/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10100 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.