

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

47 Paterson Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$220,500

House

X

Unit

Suburb or locality

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 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.

	Address of comparable property	Price	Date of sale
1	62 Russell St NUMURKAH 3636	\$307,500	26/10/2017
2	11 OConnor St NUMURKAH 3636	\$290,000	14/06/2017
3	9 McGregor St NUMURKAH 3636	\$280,000	10/11/2017

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.~~

47 Paterson Street, Numurkah Vic 3636



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1100 sqm approx

Agent Comments

Indicative Selling Price

\$310,000

Median House Price

Year ending December 2017: \$220,500

Comparable Properties



62 Russell St NUMURKAH 3636 (VG)

Agent Comments



Price: \$307,500

Method: Sale

Date: 26/10/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx



11 O'Connor St NUMURKAH 3636 (VG)

Agent Comments



Price: \$290,000

Method: Sale

Date: 14/06/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 800 sqm approx



9 McGregor St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 10/11/2017

Rooms: -

Property Type: House

Land Size: 500 sqm approx