## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
95 CREEK ROAD 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)						
		or range between		\$775,000	&	\$805,000
Median sale price (*Delete house or unit as applicable)						
\$350,000	Property type		House	Suburb	Numurkah	
01 Sep 2023	to 31 Aug 2024		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						
	pplicable)  \$350,000  01 Sep 2023  sales (*Delete A properties sold with ant's representative	pplicable)  \$350,000 Proposales (*Delete A or Be properties sold within five ant's representative considerations)	95 CREEK ROAD NUMURKAH  ce see consumer.vic.gov.au/underquotin	95 CREEK ROAD NUMURKAH VIC  ce see consumer.vic.gov.au/underquoting (* or range between  pplicable)  \$350,000 Property type  01 Sep 2023 to 31 Aug 2024  sales (*Delete A or B below as application of the int's representative considers to be most considers to be most considers.)	95 CREEK ROAD NUMURKAH VIC 3636  ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$775,000  pplicable)  \$350,000 Property type House  01 Sep 2023 to 31 Aug 2024 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale ont's representative considers to be most comparable to the price of the property for sale ont's representative considers to be most comparable to the price of the property for sale ont's representative considers to be most comparable to the price of the property for sale ont's representative considers to be most comparable to the price of the property for sale ont's representative considers to be most comparable to the price of the property for sale ont's representative considers to be most comparable to the price of the property for sale on the price of the p	95 CREEK ROAD NUMURKAH VIC 3636  ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$775,000 &  pplicable)  \$350,000 Property type House Suburb  01 Sep 2023 to 31 Aug 2024 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last 1 ant's representative considers to be most comparable to the property for sale.

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: 20 September 2024



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