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

2 Collis 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	or range between	\$220,000	&	\$240,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$305,000	Property type		House		Suburb	Numurkah
Period-from	01 Nov 2020	to	31 Oct 2	2021	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
11 Victoria Street Numurkah VIC 3636	\$224,000	19-Jun-20
22 Queen Street Numurkah VIC 3636	\$270,000	04-Aug-21
72 Knox Street Numurkah VIC 3636	\$260,000	09-Nov-20

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: 29 November 2021



consumer.vic.gov.au



Scott Butler

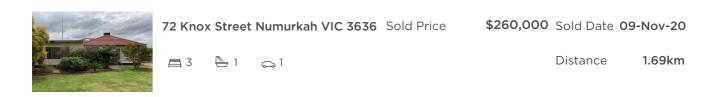
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- E sbbutler@stockdaleleggo.com.au



11 Victo 3636	oria Stre	et Numurkah VIC	Sold Price	\$224,000	Sold Date	19-Jun-20
酉3 №1 ⇔1				Distance	0.33km	



22 Queen Street Numurkah VIC 3636		Sold Price	\$270,000	Sold Date	04-Aug-21	
= 3	1	⊜ 1			Distance	0.79km



RS = Recent sale UN = Undisclosed Sale

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