

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

12 THORNTON 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

\$230,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

House

Suburb

Numurkah

Period-from

01 Jul 2022

to

30 Jun 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

28 ROBERTSON STREET NATHALIA VIC 3638	\$220,000	22-Feb-22
20 MURRAY AVENUE NUMURKAH VIC 3636	\$255,000	08-Feb-22
18 MURRAY AVENUE NUMURKAH VIC 3636	\$262,500	10-May-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.~~

This Statement of Information was prepared on: 07 July 2023



**28 ROBERTSON STREET
NATHALIA VIC 3638**

3 1 1

Sold Price **\$220,000** Sold Date **22-Feb-22**

Distance **21.74km**



**20 MURRAY AVENUE NUMURKAH
VIC 3636**

3 1 1

Sold Price **\$255,000** Sold Date **08-Feb-22**

Distance **1.74km**



**18 MURRAY AVENUE NUMURKAH
VIC 3636**

3 1 1

Sold Price **\$262,500** Sold Date **10-May-22**

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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