

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 4/48 Wattle Drive, Numurkah Vic 3636
Including suburb or locality and postcode

Indicative selling price

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

Single price \$198,000

Median sale price

Median price \$176,500

Property Type Unit

Suburb Numurkah

Period - From 31/07/2019

to 30/07/2020

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 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
1	6/22-26 Wattle Dr NUMURKAH 3636	\$210,000	13/03/2020
2	4/15 Paterson St NUMURKAH 3636	\$200,000	22/05/2019
3	2/82 Saxton St NUMURKAH 3636	\$180,000	21/11/2019

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:

31/07/2020 15:50