

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

16 Moss Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$199,000

Median sale price

Median price

\$225,000

House

X

Unit

Suburb or locality

Numurkah

Period - From

01/10/2016

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

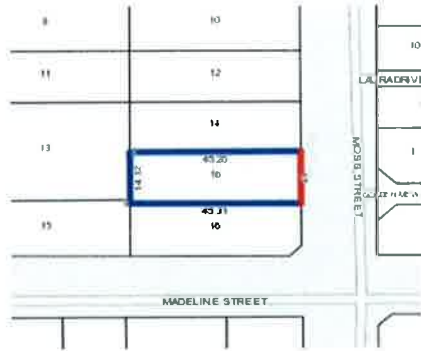
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	189 Melville St NUMURKAH 3636	\$205,000	03/07/2017
2	17 Williams St NUMURKAH 3636	\$190,000	13/07/2017
3	33 Mccarthy Av NUMURKAH 3636	\$174,000	13/03/2017

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.~~

16 Moss Street, Numurkah Vic 3636



 3  - 

Rooms:

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$199,000

Median House Price

Year ending September 2017: \$225,000

Comparable Properties



189 Melville St NUMURKAH 3636 (VG)

Agent Comments

 3  - 

Price: \$205,000

Method: Sale

Date: 03/07/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx



17 Williams St NUMURKAH 3636 (VG)

Agent Comments

 3  - 

Price: \$190,000

Method: Sale

Date: 13/07/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx



33 McCarthy Av NUMURKAH 3636 (REI/VG)

Agent Comments

 3  2  2

Price: \$174,000

Method: Private Sale

Date: 13/03/2017

Rooms: -

Property Type: House

Land Size: 900 sqm approx