

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

8 PEATLING LANE 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

\$464,599

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Other

Suburb

Numurkah

Period-from

01 Jan 2022

to

31 Dec 2022

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

9 MCGREGOR STREET NUMURKAH VIC 3636	\$440,000	04-Apr-22
5 HARBISON AVENUE NUMURKAH VIC 3636	\$430,000	13-Apr-22
12 KATAMATITE-NATHALIA ROAD NUMURKAH VIC 3636	\$245,000	23-Feb-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: 31 January 2023



9 MCGREGOR STREET NUMURKAH VIC 3636 Sold Price **\$440,000** Sold Date **04-Apr-22**

4 2 2

Distance **1.55km**



5 HARBISON AVENUE NUMURKAH VIC 3636 Sold Price **\$430,000** Sold Date **13-Apr-22**

4 2 2

Distance **0.37km**



12 KATAMATITE-NATHALIA ROAD NUMURKAH VIC 3636 Sold Price **\$245,000** Sold Date **23-Feb-22**

4 2 2

Distance **0.36km**

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

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