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

11 SWALLOW 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	\$340,000	&	\$360,000
Single Price		\$340,000	&	\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$315,000	Prop	erty type	e House		Suburb	Numurkah
Period-from	01 Aug 2021	to	31 Jul 2	022	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
21 CAMPBELL STREET NUMURKAH VIC 3636	\$335,000	22-Apr-22
4 THORNTON STREET NUMURKAH VIC 3636	\$357,500	30-Sep-21
15 VICTORIA STREET NUMURKAH VIC 3636	\$343,000	06-Aug-21

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: 16 August 2022



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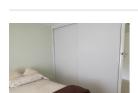
21 CAMPBELL STREET NUMURKAH Sold Price VIC 3636

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\$ 1

\$335,000 Sold Date 22-Apr-22

Distance 0.49km



4 THORNTON STREET NUMURKAH Sold Price VIC 3636

\$357,500 Sold Date 30-Sep-21

Distance 0.91km



15 VICTORIA STREET NUMURKAH Sold Price VIC 3636

\$343,000 Sold Date **06-Aug-21**

Distance 1.52km

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RS = Recent sale

UN = Undisclosed Sale

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