

## 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

30-36 TUNNOCK ROAD NUMURKAH VIC 3636

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$725,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Numurkah

Period-from

01 Nov 2022

to

31 Oct 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

11 GRAY STREET NUMURKAH VIC 3636	\$695,000	18-May-22
26 TAYLOR STREET WUNGHNU VIC 3635	\$640,000	06-Jun-22
1420 NUMURKAH BOUNDARY ROAD TALLYGAROPNA VIC 3634	\$580,000	03-Jul-23

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: 08 November 2023



**11 GRAY STREET NUMURKAH VIC 3636**

3 2 7

Sold Price

**\$695,000**

Sold Date

**18-May-22**

Distance

**0.87km**



**26 TAYLOR STREET WUNGHNU VIC 3635**

4 1 2

Sold Price

**\$640,000**

Sold Date

**06-Jun-22**

Distance

**6.89km**



**1420 NUMURKAH BOUNDARY ROAD TALLYGAROPNA VIC 3634**

3 2 2

Sold Price

**\$580,000**

Sold Date

**03-Jul-23**

Distance

**12.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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