

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

233 Butts Road, Numurkah Vic 3636

Indicative selling price

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

Range between \$535,000

&

\$550,000

Median sale price

Median price \$249,000

Property Type House

Suburb Numurkah

Period - From 08/01/2020

to

07/01/2021

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	40 Sampsons Rd NUMURKAH 3636	\$560,000	08/04/2020
2	7 Ashley Ct NUMURKAH 3636	\$550,000	21/11/2019
3	13 Brooke Ct NUMURKAH 3636	\$547,000	29/10/2019

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:

08/01/2021 13:50

233 Butts Road, Numurkah Vic 3636



Property Type: Land
Land Size: 6000 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$550,000
Median House Price
08/01/2020 - 07/01/2021: \$249,000

Comparable Properties

40 Sampsons Rd NUMURKAH 3636 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 08/04/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 47300 sqm approx

7 Ashley Ct NUMURKAH 3636 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 21/11/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4033 sqm approx



13 Brooke Ct NUMURKAH 3636 (VG)

Agent Comments



Price: \$547,000
Method: Sale
Date: 29/10/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4175 sqm approx

Account - Maurice McNamara & Co | P: 03 5862 1077 | F: 03 5862 2032



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.