

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

172 Melville Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$285,000 & \$313,500

Median sale price

Median price \$250,000 Property Type House Suburb Numurkah

Period - From 18/03/2020 to 17/03/2021 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	23 Tocumwal Rd NUMURKAH 3636	\$315,000	25/01/2021
2	53 Knox St NUMURKAH 3636	\$315,000	23/09/2020
3	18 McGregor St NUMURKAH 3636	\$285,000	05/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/03/2021 16:08