# 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

53 Campbell 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	\$290,000	&	\$310,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$308,000	Prop	erty type House		Suburb	Numurkah	
Period-from	01 Feb 2021	to	31 Jan 2	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
4 Cullen Court Numurkah VIC 3636	\$315,000	03-Feb-21
113 Saxton Street Numurkah VIC 3636	\$145,000	08-Oct-20
18 Cullen Court Numurkah VIC 3636	\$290,000	24-Jun-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: 09 February 2022

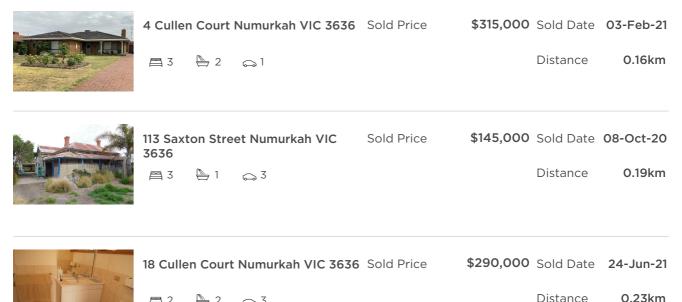


consumer.vic.gov.au



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

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