

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

59-61 Madeline 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

\$400,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$127,500

Property type

Land

Suburb

Numurkah

Period-from

01 Apr 2020

to

31 Mar 2021

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

28 Katamatite-Nathalia Road Numurkah VIC 3636	\$407,000	05-Nov-20
5 Birch Court Numurkah VIC 3636	\$439,000	28-Sep-20
11 Avonlea Street Numurkah VIC 3636	\$450,000	05-Feb-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: 20 April 2021



**28 Katamatite-Nathalia Road
Numurkah VIC 3636**

4 2 2

Sold Price **\$407,000** Sold Date **05-Nov-20**

Distance **1km**



5 Birch Court Numurkah VIC 3636

4 2 2

Sold Price **\$439,000** Sold Date **28-Sep-20**

Distance **1.54km**



**11 Avonlea Street Numurkah VIC
3636**

4 2 2

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **05-Feb-21**

Distance **2.39km**

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

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