

# 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

12 Katamatite-nathalia Road, Numurkah Vic 3636

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$240,000 & \$260,000

### Median sale price

Median price \$270,000 Property Type House Suburb Numurkah

Period - From 07/05/2020 to 06/05/2021 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	9 Rowe St NUMURKAH 3636	\$244,000	19/02/2021
2	69 Knox St NUMURKAH 3636	\$240,000	24/11/2020
3	105 Saxton St NUMURKAH 3636	\$237,500	23/12/2020

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:

07/05/2021 16:49