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

32 Gray 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	\$350,000	&	\$400,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$305,000	Prope	erty type		House	Suburb	Numurkah
Period-from	01 Dec 2020	to	30 Nov 2	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
9 Saxton Street Numurkah VIC 3636	\$180,000	23-Dec-20
2A Quinn Street Numurkah VIC 3636	\$461,000	21-Aug-21
1 Meiklejohn Street Numurkah VIC 3636	\$285,000	06-Apr-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: 15 December 2021



consumer.vic.gov.au



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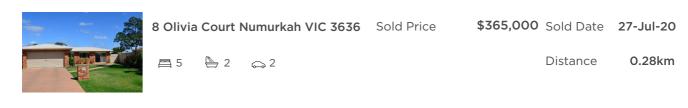
	9 Saxt 3636	on Stree	t Numurkah VIC	Sold Price	\$180,000	Sold Date	23-Dec-20
L	昌 3	1	a 1			Distance	0.06km



 2A Quinn Street Numurkah VIC 3636		Sold Price	\$461,000 Sold Date	21-Aug-21	
	2	ç⇒ 2		Distance	0.15km



1 Meiklejohn Street Numurkah VIC 3636	Sold Price	\$285,000 Sold Date	06-Apr-21
🛱 4 🚔 2 🞧 -		Distance	0.42km





36 Oconnor Street Numurkah VIC 3636		Sold Price	\$430,000	Sold Date	23-Feb-21	
➡ 3	2 🚔	⇔ 2			Distance	0.42km



32 Paterson Street Numurkah VIC 3636			Sold Price	\$415,000	Sold Date	15-Oct-20
酉 4	2	<u>⇔</u> 2			Distance	0.41km

RS = Recent sale UN = Undisclosed Sale

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29 Paterson Street Numurkah VIC 3636

Sold Price

\$460,000 Sold Date 02-Nov-21

🚍 3 🖕 2 🞧 2

Distance 0.34km

RS = Recent sale UN = Undisclosed Sale

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