

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

73 Tocumwal Road, Numurkah Vic 3636

Indicative selling price

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

Single price

\$165,000

Median sale price

Median price

\$220,500

House

X

Unit

Suburb or locality

Numurkah

Period - From

01/01/2017

to

31/12/2017

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 eighteen 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	20 McGregor St NUMURKAH 3636	\$178,500	24/08/2017
2	78 Tocumwal Rd NUMURKAH 3636	\$170,000	21/07/2017
3	27 Campbell St NUMURKAH 3636	\$160,000	09/11/2017

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 eighteen months.

73 Tocumwal Road, Numurkah Vic 3636



 3  1 

Rooms:
Property Type: House
Land Size: 950 sqm approx
Agent Comments

Indicative Selling Price
\$165,000

Median House Price
Year ending December 2017: \$220,500

Comparable Properties



20 McGregor St NUMURKAH 3636 (VG)

Agent Comments

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Price: \$178,500
Method: Sale
Date: 24/08/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx



78 Tocumwal Rd NUMURKAH 3636 (VG)

Agent Comments

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Price: \$170,000
Method: Sale
Date: 21/07/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1800 sqm approx



27 Campbell St NUMURKAH 3636 (VG)

Agent Comments

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Price: \$160,000
Method: Sale
Date: 09/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 1000 sqm approx