

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

52 Paterson Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$225,000

House

X

Unit

Suburb or locality

Numurkah

Period - From

01/10/2016

to

30/09/2017

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	11 OConnor St NUMURKAH 3636	\$290,000	14/06/2017
2	7 Cullen Ct NUMURKAH 3636	\$275,000	26/09/2017
3	8 Queen St NUMURKAH 3636	\$275,000	27/10/2017

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.~~

52 Paterson Street, Numurkah Vic 3636



Rooms:
Property Type: Land
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$295,000
Median House Price
Year ending September 2017: \$225,000

Comparable Properties



11 O'Connor St NUMURKAH 3636 (VG)

Agent Comments



Price: \$290,000
Method: Sale
Date: 14/06/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 800 sqm approx



7 Cullen Ct NUMURKAH 3636 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 26/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 1273 sqm approx



8 Queen St NUMURKAH 3636 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 27/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 412 sqm approx