

# 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

3/4 Madeline Street, 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 \$230,000 & \$253,000

### Median sale price

Median price \$262,500

Property Type Unit

Suburb Numurkah

Period - From 04/11/2021

to 03/11/2022

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	3/37 Quinn St NUMURKAH 3636	\$248,000	16/12/2021
2	4/21 Tunnock Rd NUMURKAH 3636	\$235,000	22/03/2022
3	4/5 Brenion St NUMURKAH 3636	\$232,000	12/11/2021

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:

04/11/2022 15:57