

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

24 Maple Crescent, Numurkah Vic 3636

Indicative selling price

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

Single price

\$425,000

Median sale price

Median price

\$255,000

Property Type

House

Suburb

Numurkah

Period - From

10/01/2019

to

09/01/2020

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 | 32 Wattle Dr NUMURKAH 3636 | \$442,500 | 13/03/2019 |
| 2 | 36 Rowe St NUMURKAH 3636 | \$440,000 | 10/01/2019 |
| 3 | 6 Elm Ct NUMURKAH 3636 | \$412,500 | 13/03/2019 |

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:

10/01/2020 12:32