

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

14 Swallow Street, Numurkah Vic 3636

Indicative selling price

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

Single price \$230,000

Median sale price

Median price \$187,500 House X Unit Suburb or locality Numurkah

Period - From 01/07/2017 to 30/06/2018 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	24 Queen St NUMURKAH 3636	\$247,000	08/06/2018
2	109 Saxton St NUMURKAH 3636	\$245,000	20/04/2018
3	1 Murray Av NUMURKAH 3636	\$218,000	23/02/2018

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.~~