

STATEMENT OF INFORMATION

100 SAXTON STREET, NUMURKAH, VIC 3636

PREPARED BY YOUR SOLD REAL ESTATE, 187 CORIO STREET SHEPPARTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



100 SAXTON STREET, NUMURKAH, VIC

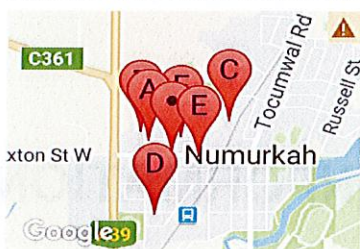
4 1 2

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



NUMURKAH, VIC, 3636

Suburb Median Sale Price (House)

\$220,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



49 CAMPBELL ST, NUMURKAH, VIC 3636

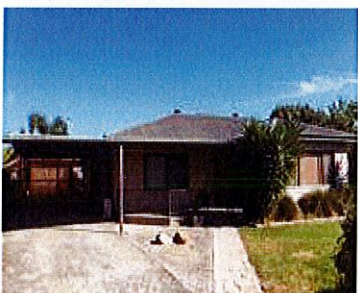
4 2 2

Sale Price

Price Withheld

Sale Date: 14/10/2017

Distance from Property: 185m



2 NELSON ST, NUMURKAH, VIC 3636

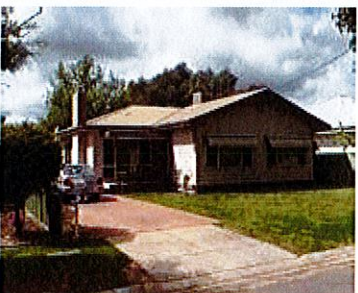
3 1 2

Sale Price

\$220,000

Sale Date: 09/05/2017

Distance from Property: 269m



19 DIGGORA PDE, NUMURKAH, VIC 3636

3 2 2

Sale Price

\$258,500

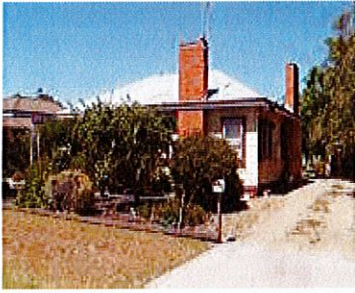
Sale Date: 21/12/2016

Distance from Property: 467m



This report has been compiled on 02/11/2017 by Your Sold Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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79 KNOX ST, NUMURKAH, VIC 3636

 3  1  2

Sale Price

\$187,500

Sale Date: 13/12/2016

Distance from Property: 491m



83 SAXTON ST, NUMURKAH, VIC 3636

 3  2  1

Sale Price

\$185,000

Sale Date: 08/12/2016

Distance from Property: 188m



28 CAMPBELL ST, NUMURKAH, VIC 3636

 3  1  2

Sale Price

\$195,000

Sale Date: 26/08/2016

Distance from Property: 136m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 100 SAXTON STREET, NUMURKAH, VIC 3636

Indicative selling price

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

Price Range: \$229,000

Median sale price

Median price \$220,000

House ☒

Unit ☐

Suburb NUMURKAH

Period 01 October 2016 to 30 September 2017

Source

 pricefinder

Comparable property sales

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
49 CAMPBELL ST, NUMURKAH, VIC 3636	Price Withheld	14/10/2017
2 NELSON ST, NUMURKAH, VIC 3636	\$220,000	09/05/2017
19 DIGGORA PDE, NUMURKAH, VIC 3636	\$258,500	21/12/2016
79 KNOX ST, NUMURKAH, VIC 3636	\$187,500	13/12/2016

83 SAXTON ST, NUMURKAH, VIC 3636	\$185,000	08/12/2016
28 CAMPBELL ST, NUMURKAH, VIC 3636	\$195,000	26/08/2016

