

# 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

33 Moss 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)

Single price \$465,000

### Median sale price

Median price \$350,000

Property Type House

Suburb Numurkah

Period - From 12/12/2022

to 11/12/2023

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	31 McGregor St NUMURKAH 3636	\$465,000	10/07/2023
2	42 Russell St NUMURKAH 3636	\$460,000	06/10/2023
3	15 Katamatite Nathalia Rd NUMURKAH 3636	\$440,000	14/06/2023

**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:

12/12/2023 16:23

33 Moss Street, Numurkah Vic 3636



 3  2  2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$465,000

**Median House Price**

12/12/2022 - 11/12/2023: \$350,000

## Comparable Properties



**31 McGregor St NUMURKAH 3636 (VG)**

Agent Comments

 3  -  -

**Price:** \$465,000

**Method:** Sale

**Date:** 10/07/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 665 sqm approx



**42 Russell St NUMURKAH 3636 (REI)**

Agent Comments

 3  2  2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** House

**Land Size:** 765 sqm approx

**15 Katamatite Nathalia Rd NUMURKAH 3636 (VG)**

Agent Comments

 4  -  -

**Price:** \$440,000

**Method:** Sale

**Date:** 14/06/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 519 sqm approx

**Account - Maurice McNamara & Co** | P: 03 5862 1077 | F: 03 5862 2032



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