

# 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

76 Quinn 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

\$340,000

&

\$360,000

### Median sale price

Median price

\$397,500

Property Type

House

Suburb

Numurkah

Period - From

01/10/2023

to

30/09/2024

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	6 Harbison Av NUMURKAH 3636	\$345,000	03/10/2024
2	14 Swallow St NUMURKAH 3636	\$340,000	04/06/2024
3	13 Exhibition St NUMURKAH 3636	\$350,000	19/04/2024

**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:

11/01/2025 11:34

76 Quinn Street, Numurkah Vic 3636



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$360,000  
**Median House Price**  
Year ending September 2024: \$397,500

## Comparable Properties



**6 Harbison Av NUMURKAH 3636 (REI/VG)**

**Agent Comments**



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 03/10/2024  
**Property Type:** House  
**Land Size:** 700 sqm approx



**14 Swallow St NUMURKAH 3636 (VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Sale  
**Date:** 04/06/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 900 sqm approx

**13 Exhibition St NUMURKAH 3636 (VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Sale  
**Date:** 19/04/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1000 sqm approx

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



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