

# 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

18 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 \$350,000

### Median sale price

Median price \$335,000

Property Type House

Suburb Numurkah

Period - From 17/10/2022

to 16/10/2023

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	13 Victoria St NUMURKAH 3636	\$375,000	20/12/2022
2	103 Saxton St NUMURKAH 3636	\$342,000	15/11/2022
3	31 Exhibition St NUMURKAH 3636	\$320,000	02/10/2023

**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:

17/10/2023 16:26

18 Moss Street, Numurkah Vic 3636



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**Property Type:** House (Res)  
**Land Size:** 765 sqm approx  
Agent Comments

**Indicative Selling Price**

\$350,000

**Median House Price**

17/10/2022 - 16/10/2023: \$335,000

## Comparable Properties



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

Agent Comments

3 - -

**Price:** \$375,000

**Method:** Sale

**Date:** 20/12/2022

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

**Land Size:** 1000 sqm approx



**103 Saxton St NUMURKAH 3636 (VG)**

Agent Comments

3 - -

**Price:** \$342,000

**Method:** Sale

**Date:** 15/11/2022

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

**Land Size:** 1000 sqm approx



**31 Exhibition St NUMURKAH 3636 (REI)**

Agent Comments

3 1 3

**Price:** \$320,000

**Method:** Private Sale

**Date:** 02/10/2023

**Property Type:** House

**Land Size:** 1000 sqm approx

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



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