

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

2/19 Victoria Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$320,000

Property Type

House

Suburb

Numurkah

Period - From

14/06/2021

to

13/06/2022

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 Avonlea St NUMURKAH 3636	\$385,000	19/05/2022
2	20 Victoria St NUMURKAH 3636	\$380,000	23/08/2021
3	27 Katamatite Nathalia Rd NUMURKAH 3636	\$365,000	23/05/2022

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:

14/06/2022 20:59

2/19 Victoria Street, Numurkah Vic 3636



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$385,000

Median House Price

14/06/2021 - 13/06/2022: \$320,000

Comparable Properties



6 Avonlea St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 19/05/2022
Property Type: House
Land Size: 706.27 sqm approx



20 Victoria St NUMURKAH 3636 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 23/08/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 800 sqm approx



27 Katamatite Nathalia Rd NUMURKAH 3636 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 23/05/2022
Property Type: House
Land Size: 700 sqm approx

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



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