

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 eighteen 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	3 Madeline St NUMURKAH 3636	\$605,000	30/05/2024
2	2 Elm Ct NUMURKAH 3636	\$640,000	03/05/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

4 Birch Court, Numurkah Vic 3636



4 2 2

Property Type: House
Land Size: 927 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$660,000
Median House Price
Year ending June 2024: \$365,000

Comparable Properties



3 Madeline St NUMURKAH 3636 (REI/VG)

Agent Comments

3 2 4

Price: \$605,000
Method: Private Sale
Date: 30/05/2024
Property Type: House
Land Size: 673.15 sqm approx

2 Elm Ct NUMURKAH 3636 (VG)

Agent Comments

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Price: \$640,000
Method: Sale
Date: 03/05/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 801 sqm approx

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 eighteen months.

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



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