# 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

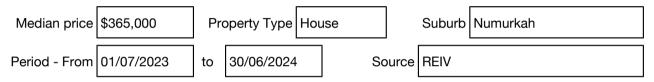
6 Harbison Avenue, Numurkah Vic 3636

### Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$360,000

#### Median sale price



# 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	14 Swallow St NUMURKAH 3636	\$340,000	04/06/2024
2	5 Shaw Ct NUMURKAH 3636	\$360,000	27/03/2024
3	14 Katamatite Nathalia Rd NUMURKAH 3636	\$350,000	31/01/2024

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:

16/08/2024 15:43



# 6 Harbison Avenue, Numurkah Vic 3636





**Property Type:** House (Res) **Land Size:** 700 sqm approx Agent Comments Indicative Selling Price \$360,000 Median House Price Year ending June 2024: \$365,000

# **Comparable Properties**



14 Swallow St NUMURKAH 3636 (VG)



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

Agent Comments



5 Shaw Ct NUMURKAH 3636 (VG)



Price: \$360,000 Method: Sale Date: 27/03/2024 Property Type: House (Previously Occupied -Detached) Land Size: 913 sqm approx



14 Katamatite Nathalia Rd NUMURKAH 3636 Agent Comments (REI/VG)



Price: \$350,000 Method: Private Sale Date: 31/01/2024 Property Type: House Land Size: 620.31 sqm approx

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





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