

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

113 Saxton Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$345,000

Property Type

House

Suburb

Numurkah

Period - From

11/03/2022

to

10/03/2023

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	115 Saxton St NUMURKAH 3636	\$665,000	03/05/2022
2	36 Madeline St NUMURKAH 3636	\$600,000	09/12/2021
3	7 Madeline St NUMURKAH 3636	\$585,000	18/10/2021

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:

11/03/2023 11:36

113 Saxton Street, Numurkah Vic 3636



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price
\$560,000

Median House Price
11/03/2022 - 10/03/2023: \$345,000

Comparable Properties

115 Saxton St NUMURKAH 3636 (VG)

Agent Comments

4 - -

Price: \$665,000

Method: Sale

Date: 03/05/2022

Property Type: House (Previously Occupied - Detached)

Land Size: 900 sqm approx



36 Madeline St NUMURKAH 3636 (VG)

Agent Comments

4 - -

Price: \$600,000

Method: Sale

Date: 09/12/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 700 sqm approx

7 Madeline St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$585,000

Method: Sale

Date: 18/10/2021

Property Type: House (Previously Occupied - Detached)

Land Size: 800 sqm approx

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



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