

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 and
postcode

4 BIRCH COURT NUMURKAH VIC 3636

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,778

Property type

House

Suburb

Numurkah

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

37 MAPLE CRESCENT NUMURKAH VIC 3636	\$715,000	15-Jan-25
29 MAPLE CRESCENT NUMURKAH VIC 3636	\$550,000	13-May-24
2 ELM COURT NUMURKAH VIC 3636	\$640,000	03-May-24

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: 05 March 2025



37 MAPLE CRESCENT NUMURKAH VIC 3636

4 2 4

Sold Price

^{RS} **\$715,000** ^{UN}

Sold Date

15-Jan-25

Distance

0.1km



29 MAPLE CRESCENT NUMURKAH VIC 3636

3 2 2

Sold Price

\$550,000

Sold Date

13-May-24

Distance

0.14km



2 ELM COURT NUMURKAH VIC 3636

4 2 2

Sold Price

\$640,000

Sold Date

03-May-24

Distance

0.16km

RS = Recent sale **UN** = Undisclosed Sale

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