

# 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

6/34-36 Saxton Street, Numurkah Vic 3636

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$240,000 & \$264,000

### Median sale price

Median price \$277,500 Property Type Unit Suburb Numurkah

Period - From 28/09/2022 to 27/09/2023 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	6/17 Paterson St NUMURKAH 3636	\$261,000	23/11/2022
2	4/50 Quinn St NUMURKAH 3636	\$240,000	09/08/2023
3	2/27 Mccaskill St NUMURKAH 3636	\$240,000	08/08/2023

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:

28/09/2023 16:46

6/34-36 Saxton Street, Numurkah Vic 3636



3   -  

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$240,000 - \$264,000

**Median Unit Price**

28/09/2022 - 27/09/2023: \$277,500

## Comparable Properties



**6/17 Paterson St NUMURKAH 3636 (VG)**

Agent Comments

2   -   -

**Price:** \$261,000

**Method:** Sale

**Date:** 23/11/2022

**Property Type:** Flat/Unit/Apartment (Res)



**4/50 Quinn St NUMURKAH 3636 (VG)**

Agent Comments

2   -   -

**Price:** \$240,000

**Method:** Sale

**Date:** 09/08/2023

**Property Type:** Flat/Unit/Apartment (Res)

**2/27 Mccaskill St NUMURKAH 3636 (VG)**

Agent Comments

3   -   -

**Price:** \$240,000

**Method:** Sale

**Date:** 08/08/2023

**Property Type:** Flat/Unit/Apartment (Res)

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



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