

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

78 SAXTON STREET 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

\$625,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

House

Suburb

Numurkah

Period-from

01 Apr 2024

to

31 Mar 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

39 ROWE STREET NUMURKAH VIC 3636	\$620,000	11-Feb-25
27 ARTHUR STREET STRATHMERTON VIC 3641	\$628,500	13-Aug-24
9 OLIVIA COURT NUMURKAH VIC 3636	\$580,000	19-Aug-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: 10 April 2025

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39 ROWE STREET NUMURKAH VIC 3636

Sold Price

\$620,000

Sold Date

11-Feb-25

 4  2  2

Distance

1.39km



27 ARTHUR STREET STRATHMERTON VIC 3641

Sold Price

\$628,500

Sold Date

13-Aug-24

 2  2  2

Distance

18.07km



9 OLIVIA COURT NUMURKAH VIC 3636

Sold Price

\$580,000

Sold Date

19-Aug-24

 3  2  2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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