

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

2/86 Quinn Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$310,000 Property Type House Suburb Numurkah

Period - From 01/01/2023 to 31/12/2023 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 eighteen 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	3 Mccarthy Av NUMURKAH 3636	\$440,000	27/11/2023
2	11 Tunnock Rd NUMURKAH 3636	\$400,000	20/01/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

28/03/2024 15:23

2/86 Quinn Street, Numurkah Vic 3636



3 1

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 452 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
Year ending December 2023: \$310,000

Comparable Properties



3 Mccarthy Av NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$440,000
Method: Sale
Date: 27/11/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 667 sqm approx

11 Tunnock Rd NUMURKAH 3636 (VG)

Agent Comments

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Price: \$400,000
Method: Sale
Date: 20/01/2023
Property Type: House (Res)
Land Size: 395 sqm approx

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 eighteen months.

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



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