

# 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 99 Saxton Street, Numurkah Vic 3636  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$550,000 & \$570,000

### Median sale price

Median price \$392,500 Property Type House Suburb Numurkah

Period - From 01/01/2024 to 31/12/2024 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 Wattle Dr NUMURKAH 3636	\$540,000	13/12/2024
2	34 Oconnor St NUMURKAH 3636	\$540,000	08/04/2024
3	21 Tocumwal Rd NUMURKAH 3636	\$570,000	26/03/2024

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: 14/02/2025 06:44



Property Type: Land  
Agent Comments

Indicative Selling Price  
\$550,000 - \$570,000  
Median House Price  
Year ending December 2024: \$392,500

## Comparable Properties



6 Wattle Dr NUMURKAH 3636 (VG)

Agent Comments



Price: \$540,000  
Method: Sale  
Date: 13/12/2024  
Property Type: House (Previously Occupied - Detached)  
Land Size: 852 sqm approx



34 Oconnor St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$540,000  
Method: Private Sale  
Date: 08/04/2024  
Property Type: House  
Land Size: 658 sqm approx



21 Tocumwal Rd NUMURKAH 3636 (VG)

Agent Comments



Price: \$570,000  
Method: Sale  
Date: 26/03/2024  
Property Type: House (Previously Occupied - Detached)  
Land Size: 1300 sqm approx