

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

102 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 \$320,000 Property Type House Suburb Numurkah

Period - From 01/04/2022 to 31/03/2023 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	65 Russell St NUMURKAH 3636	\$440,000	20/05/2022
2	23 Maple Cr NUMURKAH 3636	\$425,000	01/08/2022
3	14 Christie St NUMURKAH 3636	\$405,000	02/03/2023

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:

19/04/2023 11:52

102 Quinn Street, Numurkah Vic 3636



Property Type: Land
Land Size: 576 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
Year ending March 2023: \$320,000

Comparable Properties

65 Russell St NUMURKAH 3636 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 20/05/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 637 sqm approx

23 Maple Cr NUMURKAH 3636 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 01/08/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 894 sqm approx

14 Christie St NUMURKAH 3636 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 02/03/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 800 sqm approx

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



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