

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

3 Diggora Parade, Numurkah Vic 3636

Indicative selling price

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

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

Median sale price

Median price \$430,000 Property Type House Suburb Numurkah

Period - From 01/04/2024 to 30/06/2024 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 | 20 Murray Av NUMURKAH 3636 | \$240,000 | 30/10/2023 |
| 2 | 12 Toorak St NUMURKAH 3636 | \$245,000 | 18/08/2023 |
| 3 | 86 Meiklejohn St NUMURKAH 3636 | \$255,000 | 18/07/2023 |

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:

07/08/2024 14:56

3 Diggora Parade, Numurkah Vic 3636



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$240,000 - \$264,000

Median House Price

June quarter 2024: \$430,000

Comparable Properties



20 Murray Av NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$240,000

Method: Sale

Date: 30/10/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 797 sqm approx



12 Toorak St NUMURKAH 3636 (REI/VG)

Agent Comments

3 1 4

Price: \$245,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 658.65 sqm approx



86 Meiklejohn St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$255,000

Method: Sale

Date: 18/07/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 750 sqm approx

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



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