

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

7 Queen Street, Numurkah Vic 3636

Indicative selling price

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

Single price \$210,000

Median sale price

Median price \$350,000

Property Type House

Suburb Numurkah

Period - From 30/04/2023

to 29/04/2024

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 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	11 Queen St NUMURKAH 3636	\$195,000	21/11/2023
2			
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:

30/04/2024 17:10

7 Queen Street, Numurkah Vic 3636



 3  - 

Property Type: House (Previously Occupied - Detached)

Land Size: 748 sqm approx

Agent Comments

Indicative Selling Price

\$210,000

Median House Price

30/04/2023 - 29/04/2024: \$350,000

Comparable Properties



11 Queen St NUMURKAH 3636 (VG)

Agent Comments

 -  - 

Price: \$195,000

Method: Sale

Date: 21/11/2023

Property Type: Land

Land Size: 1300 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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