

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 22-26 Wattle Drive, Numurkah Vic 3636

Indicative selling price

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

Range between \$300,000

&

\$330,000

Median sale price

Median price \$275,000

Property Type Unit

Suburb Numurkah

Period - From 13/03/2023

to

12/03/2024

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	1/48 Wattle Dr NUMURKAH 3636	\$330,000	09/02/2024
2	3/48 Wattle Dr NUMURKAH 3636	\$330,000	03/03/2023
3	1/35 Mccarthy Av NUMURKAH 3636	\$310,000	10/01/2024

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:

13/03/2024 16:04

3 22-26 Wattle Drive, Numurkah Vic 3636



2 2 0

Property Type: Unit
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
13/03/2023 - 12/03/2024: \$275,000

Comparable Properties



1/48 Wattle Dr NUMURKAH 3636 (REI/VG)

Agent Comments

2 2 1

Price: \$330,000
Method: Private Sale
Date: 09/02/2024
Property Type: Unit
Land Size: 396.77 sqm approx



3/48 Wattle Dr NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$330,000
Method: Sale
Date: 03/03/2023
Property Type: Flat/Unit/Apartment (Res)



1/35 Mccarthy Av NUMURKAH 3636 (VG)

Agent Comments

2 - -

Price: \$310,000
Method: Sale
Date: 10/01/2024
Property Type: House (Previously Occupied - Detached)

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



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