

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

30 McGregor Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$465,000 & \$480,000

Median sale price

Median price \$353,889 Property Type House Suburb Numurkah

Period - From 06/07/2023 to 05/07/2024 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	32 Katamatite Nathalia Rd NUMURKAH 3636	\$475,000	08/11/2023
2	15 Newby St NUMURKAH 3636	\$465,000	25/03/2024
3	31 McGregor St NUMURKAH 3636	\$465,000	10/07/2023

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:

06/07/2024 11:28

30 McGregor Street, Numurkah Vic 3636



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Property Type: House
Land Size: 772 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$480,000
Median House Price
06/07/2023 - 05/07/2024: \$353,889

Comparable Properties



32 Katamatite Nathalia Rd NUMURKAH 3636 (VG) **Agent Comments**

3 - -

Price: \$475,000
Method: Sale
Date: 08/11/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 1600 sqm approx

15 Newby St NUMURKAH 3636 (VG) **Agent Comments**

3 - -

Price: \$465,000
Method: Sale
Date: 25/03/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 900 sqm approx



31 McGregor St NUMURKAH 3636 (VG) **Agent Comments**

3 - -

Price: \$465,000
Method: Sale
Date: 10/07/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 665 sqm approx

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



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