

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

2/82 Saxton Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$280,000

Median sale price

Median price

\$277,500

Property Type

Unit

Suburb

Numurkah

Period - From

28/09/2022

to

27/09/2023

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	2/37 Quinn St NUMURKAH 3636	\$280,000	07/07/2023
2	3/82 Saxton St NUMURKAH 3636	\$280,000	13/07/2023
3	1/4 Madeline St NUMURKAH 3636	\$280,000	10/11/2022

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:

28/09/2023 15:06

2/82 Saxton Street, Numurkah Vic 3636



2 -

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$280,000

Median Unit Price
28/09/2022 - 27/09/2023: \$277,500

Comparable Properties



2/37 Quinn St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$280,000
Method: Sale
Date: 07/07/2023
Property Type: Flat/Unit/Apartment (Res)

3/82 Saxton St NUMURKAH 3636 (VG)

Agent Comments

2 - -

Price: \$280,000
Method: Sale
Date: 13/07/2023
Property Type: Flat/Unit/Apartment (Res)

1/4 Madeline St NUMURKAH 3636 (VG)

Agent Comments

2 - -

Price: \$280,000
Method: Sale
Date: 10/11/2022
Property Type: Flat/Unit/Apartment (Res)

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



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