

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

1/2 Madeline Street, 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 \$277,500

Property Type Unit

Suburb Numurkah

Period - From 20/11/2022

to 19/11/2023

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	3/1A Katamatite-nathalia Rd NUMURKAH 3636	\$285,000	21/06/2023
2	4/34 Saxton St NUMURKAH 3636	\$285,000	25/01/2023
3	3/48 Wattle Dr NUMURKAH 3636	\$330,000	03/03/2023

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:

20/11/2023 17:20

1/2 Madeline Street, Numurkah Vic 3636



2 -

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$300,000 - \$330,000

Median Unit Price

20/11/2022 - 19/11/2023: \$277,500

Comparable Properties

3/1A Katamatite-nathalia Rd NUMURKAH 3636 (REI) **Agent Comments**

2 1 1

Price: \$285,000

Method:

Date: 21/06/2023

Property Type: House

4/34 Saxton St NUMURKAH 3636 (REI)

Agent Comments

2 1 1

Price: \$285,000

Method:

Date: 25/01/2023

Property Type: Unit



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)

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



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