Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/2 Madeline Street, Numurkah Vic 3636
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$277,500	Pro	perty Type Un	it		Suburb	Numurkah
Period - From	20/11/2022	to	19/11/2023	Sc	ource	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

Add	dress 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 comparableproperties 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







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 Agent Comments

(REI)

-2





Price: \$285,000

Method:

Date: 21/06/2023 Property Type: House

4/34 Saxton St NUMURKAH 3636 (REI)

-2





Agent Comments

Price: \$285,000 **Method:**

Date: 25/01/2023 Property Type: Unit

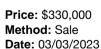
3/48 Wattle Dr NUMURKAH 3636 (VG)







Agent Comments



Property Type: Flat/Unit/Apartment (Res)

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



