

# 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

2-5 Gray Street, Numurkah Vic 3636

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$260,000

### Median sale price

Median price \$282,500

Property Type Unit

Suburb Numurkah

Period - From 09/11/2023

to 08/11/2024

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	30 Gray St NUMURKAH 3636	\$225,000	24/04/2024
2	5/28 Gray St NUMURKAH 3636	\$275,000	15/04/2024
3	2/4 Madeline St NUMURKAH 3636	\$245,000	01/12/2023

**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:

09/11/2024 12:27

2-5 Gray Street, Numurkah Vic 3636



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

**Indicative Selling Price**  
\$260,000  
**Median Unit Price**  
09/11/2023 - 08/11/2024: \$282,500

## Comparable Properties



**30 Gray St NUMURKAH 3636 (VG)**

Agent Comments



**Price:** \$225,000  
**Method:** Sale  
**Date:** 24/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**5/28 Gray St NUMURKAH 3636 (VG)**

Agent Comments



**Price:** \$275,000  
**Method:** Sale  
**Date:** 15/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**2/4 Madeline St NUMURKAH 3636 (REI/VG)**

Agent Comments



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** Unit  
**Land Size:** 259 sqm approx

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



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