

# 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

10-12 Wallace Street, Numurkah Vic 3636

### Indicative selling price

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

Range between

\$860,000

&

\$880,000

### Median sale price

Median price

\$430,000

Property Type

House

Suburb

Numurkah

Period - From

01/04/2024

to

30/06/2024

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	467 Naring Hall Rd NUMURKAH 3636	\$855,000	10/11/2023
2	8 Ashley Ct NUMURKAH 3636	\$870,000	09/11/2023
3	4 Ashley Ct NUMURKAH 3636	\$885,000	06/03/2023

**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:

16/08/2024 18:15

10-12 Wallace Street, Numurkah Vic 3636



Property Type:  
Agent Comments

Indicative Selling Price  
\$860,000 - \$880,000  
Median House Price  
June quarter 2024: \$430,000

## Comparable Properties

467 Naring Hall Rd NUMURKAH 3636 (VG) Agent Comments



Price: \$855,000  
Method: Sale  
Date: 10/11/2023  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 20000 sqm approx



8 Ashley Ct NUMURKAH 3636 (VG) Agent Comments



Price: \$870,000  
Method: Sale  
Date: 09/11/2023  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 4000 sqm approx



4 Ashley Ct NUMURKAH 3636 (VG) Agent Comments



Price: \$885,000  
Method: Sale  
Date: 06/03/2023  
Property Type: Hobby Farm < 20 ha (Rur)  
Land Size: 4047 sqm approx

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



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