

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 1A Katamatite-nathalia Road, Numurkah Vic 3636

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$275,000 Property Type Unit Suburb Numurkah

Period - From 18/04/2022 to 17/04/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/10 Reynolds Dr NUMURKAH 3636	\$290,000	02/08/2022
2	1/4 Madeline St NUMURKAH 3636	\$280,000	10/11/2022
3	1/68 Quinn St NUMURKAH 3636	\$280,000	11/08/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/04/2023 16:50

3 1A Katamatite-nathalia Road, Numurkah Vic 3636



Property Type:
Agent Comments

Indicative Selling Price

\$280,000 - \$308,000

Median Unit Price

18/04/2022 - 17/04/2023: \$275,000

Comparable Properties

2/10 Reynolds Dr NUMURKAH 3636 (VG)

Agent Comments



Price: \$290,000

Method: Sale

Date: 02/08/2022

Property Type: Flat/Unit/Apartment (Res)

1/4 Madeline St NUMURKAH 3636 (VG)

Agent Comments



Price: \$280,000

Method: Sale

Date: 10/11/2022

Property Type: Flat/Unit/Apartment (Res)



1/68 Quinn St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 11/08/2022

Property Type: Unit

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



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