## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3 1A Katamatite-nathalia Road, Numurkah Vic 3636

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$280,000		&		\$308,000			
Median sale p	rice							
Median price	\$275,000	Pro	operty Type	Unit			Suburb	Numurkah
Period - From	18/04/2022	to	17/04/2023		So	urce	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.

Ade	dress 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



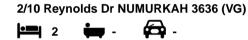




**Property Type:** Agent Comments

**Indicative Selling Price** \$280,000 - \$308,000 **Median Unit Price** 18/04/2022 - 17/04/2023: \$275,000

# **Comparable Properties**



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



Date: 11/08/2022 Property Type: Unit

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





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