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

16 Reynolds Drive, Numurkah Vic 3636

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|------------|-----|-------------|------|-----------|------|--------|----------|--|--|
| Range betweer | \$530,000 | | & | | \$583,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$430,000 | Pro | operty Type | Hous | se | | Suburb | Numurkah | | |
| Period - From | 01/04/2024 | to | 31/03/2025 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-----------|--------------|
| 1 | 6 Wattle Dr NUMURKAH 3636 | \$540,000 | 13/12/2024 |
| 2 | 57 Russell St NUMURKAH 3636 | \$530,000 | 07/10/2024 |
| 3 | 23 Rowe St NUMURKAH 3636 | \$540,000 | 16/05/2024 |

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:

09/04/2025 15:55







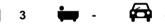
Property Type: Divorce/Estate/Family Transfers Land Size: 800 sqm approx Agent Comments

Indicative Selling Price \$530,000 - \$583,000 **Median House Price** Year ending March 2025: \$430,000

Comparable Properties



6 Wattle Dr NUMURKAH 3636 (VG) •**—**



Agent Comments

Price: \$540,000 Method: Sale Date: 13/12/2024 Property Type: House (Previously Occupied - Detached) Land Size: 852 sqm approx



57 Russell St NUMURKAH 3636 (VG)

Agent Comments





Price: \$530,000 Method: Sale Date: 07/10/2024 Property Type: House (Previously Occupied - Detached) Land Size: 700 sqm approx



23 Rowe St NUMURKAH 3636 (VG) ÷ 3



Agent Comments

Price: \$540,000 Method: Sale Date: 16/05/2024 Property Type: House (Previously Occupied - Detached) Land Size: 900 sqm approx

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



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