

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 between \$530,000 & \$583,000

Median sale price

Median price \$430,000 Property Type House Suburb Numurkah

Period - From 01/04/2024 to 31/03/2025 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	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



4

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

3 - -

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

4 - -

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)

Agent Comments

3 - -

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