

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

39 Paterson Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$349,000

Property Type

House

Suburb

Numurkah

Period - From

31/03/2022

to

30/03/2023

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	5 Mccarthy Av NUMURKAH 3636	\$280,000	01/07/2022
2	187 Melville St NUMURKAH 3636	\$260,000	28/10/2022
3	30 Mackenzie St NUMURKAH 3636	\$240,000	07/10/2022

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:

31/03/2023 16:09

39 Paterson Street, Numurkah Vic 3636



3 1 1

Rooms: 5
Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$260,000

Median House Price
31/03/2022 - 30/03/2023: \$349,000

Comparable Properties



5 Mccarthy Av NUMURKAH 3636 (REI/VG)

Agent Comments

3 1 -

Price: \$280,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 584 sqm approx



187 Melville St NUMURKAH 3636 (REI/VG)

Agent Comments

3 1 2

Price: \$260,000
Method: Private Sale
Date: 28/10/2022
Property Type: House
Land Size: 900.22 sqm approx



30 Mackenzie St NUMURKAH 3636 (REI/VG)

Agent Comments

3 1 -

Price: \$240,000
Method: Private Sale
Date: 07/10/2022
Property Type: House
Land Size: 650 sqm approx

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



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