

# 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

11 Saxton Street, Numurkah Vic 3636

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$220,000 & \$242,000

### Median sale price

Median price \$310,000 Property Type House Suburb Numurkah

Period - From 01/04/2021 to 31/03/2022 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	3/37 Quinn St NUMURKAH 3636	\$248,000	16/12/2021
2	17 Tweddle St NUMURKAH 3636	\$240,000	24/02/2022
3	40 Paterson St NUMURKAH 3636	\$210,000	03/03/2022

**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:

02/05/2022 15:03

11 Saxton Street, Numurkah Vic 3636



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**Property Type:** Unit  
**Land Size:** 420 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$220,000 - \$242,000  
**Median House Price**  
Year ending March 2022: \$310,000

## Comparable Properties



**3/37 Quinn St NUMURKAH 3636 (VG)**

**Agent Comments**

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**Price:** \$248,000  
**Method:** Sale  
**Date:** 16/12/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**17 Tweddle St NUMURKAH 3636 (VG)**

**Agent Comments**

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**Price:** \$240,000  
**Method:** Sale  
**Date:** 24/02/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 700 sqm approx



**40 Paterson St NUMURKAH 3636 (VG)**

**Agent Comments**

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**Price:** \$210,000  
**Method:** Sale  
**Date:** 03/03/2022  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 506 sqm approx

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



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