

# 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 Oconnor 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 \$425,000 & \$467,500

### Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	31 McGregor St NUMURKAH 3636	\$465,000	10/07/2023
2	42 Russell St NUMURKAH 3636	\$460,000	06/10/2023
3	3 Mccarthy Av NUMURKAH 3636	\$440,000	27/11/2023

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:

12/02/2024 15:00

11 Oconnor Street, Numurkah Vic 3636



 3  - 

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 800 sqm approx

Agent Comments

**Indicative Selling Price**

\$425,000 - \$467,500

**Median House Price**

Year ending December 2023: \$310,000

## Comparable Properties



**31 McGregor St NUMURKAH 3636 (VG)**

Agent Comments

 3  -  -

**Price:** \$465,000

**Method:** Sale

**Date:** 10/07/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 665 sqm approx



**42 Russell St NUMURKAH 3636 (REI)**

Agent Comments

 3  2  2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** House

**Land Size:** 765 sqm approx



**3 Mccarthy Av NUMURKAH 3636 (VG)**

Agent Comments

 3  -  -

**Price:** \$440,000

**Method:** Sale

**Date:** 27/11/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 667 sqm approx

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



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