

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 25 Tocumwal Road, Numurkah Vic 3636
Including suburb or locality and postcode

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$350,000

Property Type House

Suburb Numurkah

Period - From 01/12/2022

to 30/11/2023

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 eighteen 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	42 Russell St NUMURKAH 3636	\$460,000	06/10/2023
2	2 Dolphin St NUMURKAH 3636	\$410,000	13/10/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

01/12/2023 17:16

25 Tocumwal Road, Numurkah Vic 3636



Property Type:
Agent Comments

Indicative Selling Price
\$450,000

Median House Price
01/12/2022 - 30/11/2023: \$350,000

Comparable Properties



42 Russell St NUMURKAH 3636 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 06/10/2023
Property Type: House
Land Size: 765 sqm approx



2 Dolphin St NUMURKAH 3636 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 13/10/2023
Property Type: House
Land Size: 850 sqm approx

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 eighteen months.

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



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