

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

82 Knox Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$390,000 & \$410,000

Median sale price

Median price \$350,000 Property Type House Suburb Numurkah

Period - From 08/03/2023 to 07/03/2024 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	2 Dolphin St NUMURKAH 3636	\$410,000	13/10/2023
2	102 Quinn St NUMURKAH 3636	\$405,000	31/07/2023
3	14 Christie St NUMURKAH 3636	\$405,000	02/03/2023

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:

08/03/2024 15:19

82 Knox Street, Numurkah Vic 3636



3 bedrooms - 1 bathroom - 1 car

Property Type: House (Previously Occupied - Detached)

Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$410,000

Median House Price

08/03/2023 - 07/03/2024: \$350,000

Comparable Properties



2 Dolphin St NUMURKAH 3636 (REI/VG)

Agent Comments

3 bedrooms - 1 bathroom - 3 cars

Price: \$410,000

Method: Private Sale

Date: 13/10/2023

Property Type: House

Land Size: 850 sqm approx



102 Quinn St NUMURKAH 3636 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$405,000

Method: Sale

Date: 31/07/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 576 sqm approx



14 Christie St NUMURKAH 3636 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$405,000

Method: Sale

Date: 02/03/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 800 sqm approx

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



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