

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

17 Mackenzie Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$220,000

Median sale price

Median price

\$302,500

Property Type

House

Suburb

Numurkah

Period - From

01/01/2021

to

31/12/2021

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	21 Mackenzie St NUMURKAH 3636	\$220,000	04/02/2022
2	15 Pinnuck St NUMURKAH 3636	\$220,000	06/10/2021
3	2 Williams St NUMURKAH 3636	\$215,000	11/11/2021

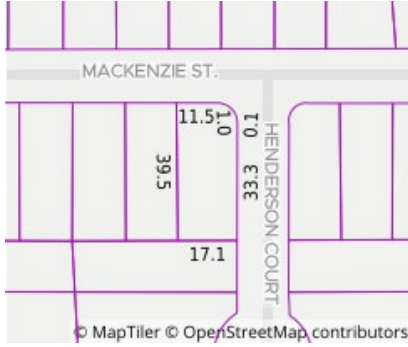
OR

~~**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:

13/04/2022 17:42

17 Mackenzie Street, Numurkah Vic 3636



Property Type:
Divorce/Estate/Family Transfers
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$220,000

Median House Price
Year ending December 2021: \$302,500

Comparable Properties

21 Mackenzie St NUMURKAH 3636 (VG)

Agent Comments



Price: \$220,000
Method: Sale
Date: 04/02/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 600 sqm approx



15 Pinnuck St NUMURKAH 3636 (VG)

Agent Comments



Price: \$220,000
Method: Sale
Date: 06/10/2021
Property Type: House (Previously Occupied - Detached)
Land Size: 693 sqm approx



2 Williams St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$215,000
Method: Private Sale
Date: 11/11/2021
Property Type: House
Land Size: 788 sqm approx

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



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