

# 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

8 Shaw Court, Numurkah Vic 3636

### Indicative selling price

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

Single price \$445,000

### Median sale price

Median price \$397,500

Property Type House

Suburb Numurkah

Period - From 01/10/2023

to 30/09/2024

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	208 Melville St NUMURKAH 3636	\$440,000	01/08/2024
2	3 Mccarthy Av NUMURKAH 3636	\$440,000	27/11/2023
3	32 Katamatite Nathalia Rd NUMURKAH 3636	\$475,000	08/11/2023

**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:

28/11/2024 12:50

8 Shaw Court, Numurkah Vic 3636



3 -

**Property Type:** House (Res)  
**Land Size:** 590 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$445,000

**Median House Price**  
Year ending September 2024: \$397,500

## Comparable Properties



**208 Melville St NUMURKAH 3636 (VG)**

Agent Comments

3 - -

**Price:** \$440,000  
**Method:** Sale  
**Date:** 01/08/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 800 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



**32 Katamatite Nathalia Rd NUMURKAH 3636 (VG)**

Agent Comments

3 - -

**Price:** \$475,000  
**Method:** Sale  
**Date:** 08/11/2023  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1600 sqm approx

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



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