

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

1/35 Russell Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$275,000

Property Type

Unit

Suburb

Numurkah

Period - From

26/03/2024

to

25/03/2025

Source

Property Data

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	2/3 Russell St NUMURKAH 3636	\$350,000	12/09/2024
2	1/48 Wattle Dr NUMURKAH 3636	\$330,000	09/02/2024
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:

26/03/2025 12:16

1/35 Russell Street, Numurkah Vic 3636



2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$320,000

Median Unit Price

26/03/2024 - 25/03/2025: \$275,000

Comparable Properties



2/3 Russell St NUMURKAH 3636 (VG)

Agent Comments

2 - -

Price: \$350,000
Method: Sale
Date: 12/09/2024
Property Type: Flat/Unit/Apartment (Res)



1/48 Wattle Dr NUMURKAH 3636 (REI/VG)

Agent Comments

2 2 1

Price: \$330,000
Method: Private Sale
Date: 09/02/2024
Property Type: Unit
Land Size: 396.77 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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