

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

2/28 Gray Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$330,000

&

\$363,000

Median sale price

Median price \$235,000

Property Type Unit

Suburb Numurkah

Period - From 05/05/2024

to 04/05/2025

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 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	2/23 Paterson St NUMURKAH 3636	\$350,000	19/11/2024
2	2/3 Russell St NUMURKAH 3636	\$350,000	12/09/2024
3	1/48 Wattle Dr NUMURKAH 3636	\$330,000	09/02/2024

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:

05/05/2025 12:28

2/28 Gray Street, Numurkah Vic 3636



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$330,000 - \$363,000
Median Unit Price
05/05/2024 - 04/05/2025: \$235,000

Comparable Properties



2/23 Paterson St NUMURKAH 3636 (VG)

Agent Comments

 3  -  -

Price: \$350,000
Method: Sale
Date: 19/11/2024
Property Type: House (Previously Occupied - Detached)



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

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



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