

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

2-5 Gray Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$282,500

Property Type

Unit

Suburb

Numurkah

Period - From

09/11/2023

to

08/11/2024

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	30 Gray St NUMURKAH 3636	\$225,000	24/04/2024
2	5/28 Gray St NUMURKAH 3636	\$275,000	15/04/2024
3	2/4 Madeline St NUMURKAH 3636	\$245,000	01/12/2023

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:

09/11/2024 12:27

2-5 Gray Street, Numurkah Vic 3636



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$260,000
Median Unit Price
09/11/2023 - 08/11/2024: \$282,500

Comparable Properties



30 Gray St NUMURKAH 3636 (VG)

Agent Comments



Price: \$225,000
Method: Sale
Date: 24/04/2024
Property Type: Flat/Unit/Apartment (Res)



5/28 Gray St NUMURKAH 3636 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 15/04/2024
Property Type: Flat/Unit/Apartment (Res)



2/4 Madeline St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$245,000
Method: Private Sale
Date: 01/12/2023
Property Type: Unit
Land Size: 259 sqm approx

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



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