

# 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

22 Paterson Street, Numurkah

### Indicative selling price

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

Single price

\$380,000

### Median sale price

Median price

395000

Property type

ALL

Suburb

Numurkah 3636

Period - From

April 2024

to

March 2025

Source

Realestate.com.au

### Comparable property sales

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
15 McGregor Street, Numurkah	\$ 405,000	Augyst 2024
13 Madigan Street, Numurkah	\$ 380,000	May 2024
82 Knox Street, Numurkah	\$ 399,000	October 2024

This Statement of Information was prepared on: 23/5/2025