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	<i>I</i> '. 0000

Address | 25 Tocumwal Road, Numurkah Vic 3636 Including suburb or locality and postcode

Indicative selling price

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

Single price \$450,000

Median sale price

Median price	\$350,000	Pro	perty Type	House		Suburb	Numurkah
Period - From	01/12/2022	to	30/11/2023		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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

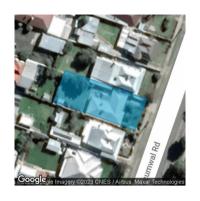
Add	dress of comparable property	Price	Date of sale
1	42 Russell St NUMURKAH 3636	\$460,000	06/10/2023
2	2 Dolphin St NUMURKAH 3636	\$410,000	13/10/2023
3			

OR

В* 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:	01/12/2023 17:16







Indicative Selling Price \$450,000 **Median House Price** 01/12/2022 - 30/11/2023: \$350,000

Comparable Properties



42 Russell St NUMURKAH 3636 (REI)

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Price: \$460.000 Method: Private Sale Date: 06/10/2023 Property Type: House Land Size: 765 sqm approx **Agent Comments**



2 Dolphin St NUMURKAH 3636 (REI)

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(2)

Agent Comments

Price: \$410,000 Method: Private Sale Date: 13/10/2023 Property Type: House Land Size: 850 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



