

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

29 Callander Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$430,000

Property Type House

Suburb Numurkah

Period - From 01/04/2024

to 31/03/2025

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	11 OConnor St NUMURKAH 3636	\$420,000	28/02/2025
2	9 Rowe St NUMURKAH 3636	\$400,000	24/01/2025
3	82 Knox St NUMURKAH 3636	\$399,000	01/10/2024

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:

30/05/2025 15:27

29 Callander Street, Numurkah Vic 3636



Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$429,000
Median House Price
Year ending March 2025: \$430,000

Comparable Properties



11 OConnor St NUMURKAH 3636 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 754 sqm approx



9 Rowe St NUMURKAH 3636 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 24/01/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 700 sqm approx



82 Knox St NUMURKAH 3636 (VG)

Agent Comments



Price: \$399,000
Method: Sale
Date: 01/10/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 908 sqm approx

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



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