

# 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

3 22-26 Wattle Drive, Numurkah Vic 3636

### Indicative selling price

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

Range between \$300,000 & \$330,000

### Median sale price

Median price \$275,000

Property Type Unit

Suburb Numurkah

Period - From 13/03/2023

to 12/03/2024

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	1/48 Wattle Dr NUMURKAH 3636	\$330,000	09/02/2024
2	3/48 Wattle Dr NUMURKAH 3636	\$330,000	03/03/2023
3	1/35 Mccarthy Av NUMURKAH 3636	\$310,000	10/01/2024

**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:

13/03/2024 16:04

3 22-26 Wattle Drive, Numurkah Vic 3636



2 2 0

Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$300,000 - \$330,000  
Median Unit Price  
13/03/2023 - 12/03/2024: \$275,000

## Comparable Properties



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



3/48 Wattle Dr NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$330,000  
Method: Sale  
Date: 03/03/2023  
Property Type: Flat/Unit/Apartment (Res)



1/35 Mccarthy Av NUMURKAH 3636 (VG)

Agent Comments

2 - -

Price: \$310,000  
Method: Sale  
Date: 10/01/2024  
Property Type: House (Previously Occupied - Detached)

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



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