

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 and
postcode

31 TOCUMWAL ROAD NUMURKAH VIC 3636

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,889

Property type

House

Suburb

Numurkah

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

15 MCGREGOR STREET NUMURKAH VIC 3636	\$405,000	05-Aug-24
19 FOWLER STREET TALLYGAROPNA VIC 3634	\$395,000	16-Sep-24
25 MCGREGOR STREET NUMURKAH VIC 3636	\$350,000	08-Jul-24

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: 26 November 2024

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**15 MCGREGOR STREET
NUMURKAH VIC 3636**

3 1 1

Sold Price **\$405,000** Sold Date **05-Aug-24**

Distance **0.43km**



**19 FOWLER STREET
TALLYGAROPNA VIC 3634**

2 1 1

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **16-Sep-24**

Distance **17.32km**



**25 MCGREGOR STREET
NUMURKAH VIC 3636**

3 1 1

Sold Price **\$350,000** Sold Date **08-Jul-24**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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