

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

33 Moss Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$350,000

Property Type

House

Suburb

Numurkah

Period - From

12/12/2022

to

11/12/2023

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 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	31 McGregor St NUMURKAH 3636	\$465,000	10/07/2023
2	42 Russell St NUMURKAH 3636	\$460,000	06/10/2023
3	15 Katamatite Nathalia Rd NUMURKAH 3636	\$440,000	14/06/2023

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:

12/12/2023 16:23

33 Moss Street, Numurkah Vic 3636



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$465,000

Median House Price

12/12/2022 - 11/12/2023: \$350,000

Comparable Properties



31 McGregor St NUMURKAH 3636 (VG)

Agent Comments

 3  -  -

Price: \$465,000

Method: Sale

Date: 10/07/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 665 sqm approx



42 Russell St NUMURKAH 3636 (REI)

Agent Comments

 3  2  2

Price: \$460,000

Method: Private Sale

Date: 06/10/2023

Property Type: House

Land Size: 765 sqm approx

15 Katamatite Nathalia Rd NUMURKAH 3636 (VG)

Agent Comments

 4  -  -

Price: \$440,000

Method: Sale

Date: 14/06/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 519 sqm approx

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



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