

# 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

4 Mcgregor Street, Numurkah Vic 3636

### Indicative selling price

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

Single price

\$385,000

### 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	22 Paterson St NUMURKAH 3636	\$380,000	26/05/2025
2	20 Thornton St NUMURKAH 3636	\$390,000	10/12/2024
3	12 McGregor St NUMURKAH 3636	\$380,000	09/12/2024

**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:

03/06/2025 15:59

4 Mcgregor Street, Numurkah Vic 3636



3

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1100 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$385,000  
**Median House Price**  
Year ending March 2025: \$430,000

## Comparable Properties



**22 Paterson St NUMURKAH 3636 (REI)**

**Agent Comments**

3 1 2

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** House  
**Land Size:** 1000 sqm approx



**20 Thornton St NUMURKAH 3636 (VG)**

**Agent Comments**

3 - -

**Price:** \$390,000  
**Method:** Sale  
**Date:** 10/12/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 800 sqm approx



**12 McGregor St NUMURKAH 3636 (VG)**

**Agent Comments**

3 - -

**Price:** \$380,000  
**Method:** Sale  
**Date:** 09/12/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1000 sqm approx

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



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