

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

5 Victoria Street, Numurkah Vic 3636

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$397,500

Property Type

House

Suburb

Numurkah

Period - From

01/10/2023

to

30/09/2024

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	82 Knox St NUMURKAH 3636	\$400,000	15/10/2024
2	15 McGregor St NUMURKAH 3636	\$405,000	05/08/2024
3	9 Williams St NUMURKAH 3636	\$385,000	26/04/2024

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:

18/12/2024 07:35

5 Victoria Street, Numurkah Vic 3636



3 2 2

Rooms: 6
Property Type: House
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
Median House Price
Year ending September 2024: \$397,500

Comparable Properties



82 Knox St NUMURKAH 3636 (REI)

Agent Comments

3 1 3

Price: \$400,000
Method: Private Sale
Date: 15/10/2024
Property Type: House
Land Size: 907 sqm approx



15 Mcgregor St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$405,000
Method: Sale
Date: 05/08/2024
Property Type: House (Res)



9 Williams St NUMURKAH 3636 (REI/VG)

Agent Comments

4 1 1

Price: \$385,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 838 sqm approx

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



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