

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

76 Quinn Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$340,000 & \$360,000

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	6 Harbison Av NUMURKAH 3636	\$345,000	03/10/2024
2	14 Swallow St NUMURKAH 3636	\$340,000	04/06/2024
3	13 Exhibition St NUMURKAH 3636	\$350,000	19/04/2024

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:

11/01/2025 11:34



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Property Type: House (Previously Occupied - Detached)
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
Median House Price
Year ending September 2024: \$397,500

Comparable Properties



6 Harbison Av NUMURKAH 3636 (REI/VG)

Agent Comments

3 1 2

Price: \$345,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 700 sqm approx



14 Swallow St NUMURKAH 3636 (VG)

Agent Comments

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Price: \$340,000
Method: Sale
Date: 04/06/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 900 sqm approx

13 Exhibition St NUMURKAH 3636 (VG)

Agent Comments

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Price: \$350,000
Method: Sale
Date: 19/04/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx