

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

99 Saxton Street, Numurkah Vic 3636

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price \$392,500

Property Type House

Suburb Numurkah

Period - From 01/01/2024

to 31/12/2024

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 Wattle Dr NUMURKAH 3636	\$540,000	13/12/2024
2	34 Oconnor St NUMURKAH 3636	\$540,000	08/04/2024
3	21 Tocumwal Rd NUMURKAH 3636	\$570,000	26/03/2024

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:

14/02/2025 06:44



Property Type: Land
Agent Comments

Indicative Selling Price
\$550,000 - \$570,000
Median House Price
Year ending December 2024: \$392,500

Comparable Properties



6 Wattle Dr NUMURKAH 3636 (VG) Agent Comments



Price: \$540,000
Method: Sale
Date: 13/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 852 sqm approx



34 Oconnor St NUMURKAH 3636 (REI/VG) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 658 sqm approx



21 Tocumwal Rd NUMURKAH 3636 (VG) Agent Comments



Price: \$570,000
Method: Sale
Date: 26/03/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1300 sqm approx