

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

191 Melville Street, Numurkah Vic 3636

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$350,000

Property Type House

Suburb Numurkah

Period - From 26/06/2023

to 25/06/2024

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	34 Oconnor St NUMURKAH 3636	\$540,000	08/04/2024
2	86 Tocumwal Rd NUMURKAH 3636	\$535,000	19/01/2023
3	113 Saxton St NUMURKAH 3636	\$520,000	24/05/2024

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:

26/06/2024 11:06

191 Melville Street, Numurkah Vic 3636



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$520,000

Median House Price
26/06/2023 - 25/06/2024: \$350,000

Comparable Properties



34 Oconnor St NUMURKAH 3636 (REI)

Agent Comments

 3  2  4

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

86 Tocumwal Rd NUMURKAH 3636 (VG)

Agent Comments

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Price: \$535,000
Method: Sale
Date: 19/01/2023
Property Type: House (Res)
Land Size: 1384 sqm approx



113 Saxton St NUMURKAH 3636 (REI)

Agent Comments

 3  1  4

Price: \$520,000
Method: Private Sale
Date: 24/05/2024
Property Type: House
Land Size: 904 sqm approx

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



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