

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	2/37 Quinn St NUMURKAH 3636	\$280,000	07/07/2023
2	9/21 Paterson St NUMURKAH 3636	\$270,000	30/09/2022
3	6/17 Paterson St NUMURKAH 3636	\$261,000	23/11/2022

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:

3/28 Gray Street, Numurkah Vic 3636



2 1 1

Property Type: Unit
Land Size: 196 sqm approx
Agent Comments

Indicative Selling Price
\$260,000 - \$286,000
Median Unit Price
24/08/2022 - 23/08/2023: \$280,000

Comparable Properties



2/37 Quinn St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$280,000
Method: Sale
Date: 07/07/2023
Property Type: Flat/Unit/Apartment (Res)



9/21 Paterson St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$270,000
Method: Sale
Date: 30/09/2022
Property Type: Flat/Unit/Apartment (Res)



6/17 Paterson St NUMURKAH 3636 (VG)

Agent Comments

2 - -

Price: \$261,000
Method: Sale
Date: 23/11/2022
Property Type: Flat/Unit/Apartment (Res)

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



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