

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

30 Mcgregor Street, Numurkah Vic 3636

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$350,000

Property Type House

Suburb Numurkah

Period - From 10/04/2023

to 09/04/2024

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	7 Saxton St NUMURKAH 3636	\$480,000	13/10/2022
2	32 Katamatite Nathalia Rd NUMURKAH 3636	\$475,000	08/11/2023
3	31 McGregor St NUMURKAH 3636	\$465,000	10/07/2023

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:

10/04/2024 13:32

30 McGregor Street, Numurkah Vic 3636



Property Type: Land
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$485,000

Median House Price
10/04/2023 - 09/04/2024: \$350,000

Comparable Properties



7 Saxton St NUMURKAH 3636 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 13/10/2022
Property Type: House (Previously Occupied - Detached)
Land Size: 733 sqm approx



32 Katamatite Nathalia Rd NUMURKAH 3636 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 08/11/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 1600 sqm approx



31 McGregor St NUMURKAH 3636 (VG)

Agent Comments



Price: \$465,000
Method: Sale
Date: 10/07/2023
Property Type: House (Previously Occupied - Detached)
Land Size: 665 sqm approx

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



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