

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 5 Mccarthy Avenue, Numurkah Vic 3636
Including suburb or locality and postcode

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$350,000 Property Type House Suburb Numurkah

Period - From 03/07/2023 to 02/07/2024 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	31 Exhibition St NUMURKAH 3636	\$320,000	02/10/2023
2	36 Queen St NUMURKAH 3636	\$287,500	05/02/2024
3	9 Campbell St NUMURKAH 3636	\$285,000	28/02/2024

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: 03/07/2024 10:04

5 Mccarthy Avenue, Numurkah Vic 3636



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Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median House Price
03/07/2023 - 02/07/2024: \$350,000

Comparable Properties



31 Exhibition St NUMURKAH 3636 (REI/VG)

Agent Comments

3 1 3

Price: \$320,000
Method: Private Sale
Date: 02/10/2023
Property Type: House
Land Size: 1000 sqm approx



36 Queen St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$287,500
Method: Sale
Date: 05/02/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 600 sqm approx

9 Campbell St NUMURKAH 3636 (VG)

Agent Comments

3 - -

Price: \$285,000
Method: Sale
Date: 28/02/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 600 sqm approx

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



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