# 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 and postcode

7 KATAMATITE-NATHALIA ROAD NUMURKAH VIC 3636

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range between		\$400,000	&	\$440,000			
Median sale price (*Delete house or unit as applicable)										
Median Price	\$400,000	Prop	erty type	House		Suburb	Numurkah			
Period-from	01 Jun 2024	to	31 May 2	2025	Source		Corelogic			

### 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	
9 ROWE STREET NUMURKAH VIC 3636	\$400,000	24-Jan-25	
11 RAILWAY PLACE NUMURKAH VIC 3636	\$430,000	18-Mar-24	
15 MCGREGOR STREET NUMURKAH VIC 3636	\$405,000	05-Aug-24	

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 June 2025



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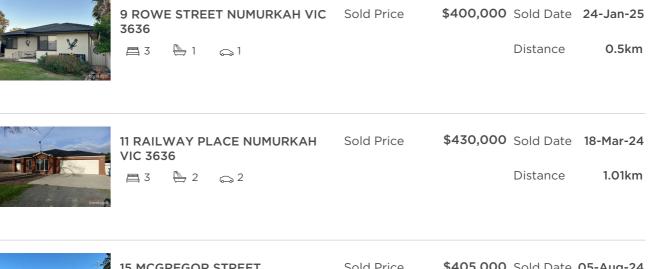


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15 MCGREGOR STREET NUMURKAH VIC 3636		Sold Price	\$405,000	Sold Date	05-Aug-24	
<b>=</b> 3	1	G 1			Distance	1.82km

RS = Recent sale UN = Undisclosed Sale

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