

# 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

574 Shinnicks Road, Katunga Vic 3640

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$530,000

### Median sale price\*

Median price

Property Type

Suburb

Katunga

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	1096 Shinnicks Rd KATUNGA 3640	\$545,000	14/03/2025
2	93 Sutcliffes Rd NUMURKAH 3636	\$520,000	17/09/2024
3	289 Lorenzs Rd STRATHMERTON 3641	\$535,000	20/08/2024

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:

02/05/2025 12:29

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

574 Shinnicks Road, Katunga Vic 3640



3

**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 8468 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000  
**No median price available**

## Comparable Properties



**1096 Shinnicks Rd KATUNGA 3640 (REI)**

**Agent Comments**

3 2 8

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 14/03/2025  
**Property Type:** Lifestyle Property (Rur)  
**Land Size:** 11897.77 sqm approx



**93 Sutcliffes Rd NUMURKAH 3636 (REI)**

**Agent Comments**

3 2 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 17/09/2024  
**Property Type:** Rural (All Types)  
**Land Size:** 20000 sqm approx

**289 Lorenzs Rd STRATHMERTON 3641 (VG)**

**Agent Comments**

3 - -

**Price:** \$535,000  
**Method:** Sale  
**Date:** 20/08/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 10000 sqm approx

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



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