

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 NORTH STREET, NATHALIA, VIC 3638

3 1 2

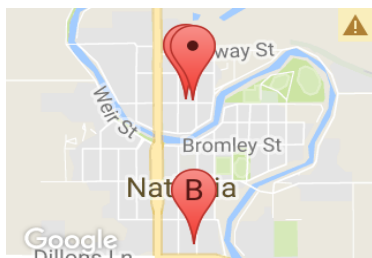
Indicative Selling Price

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

Price Range: \$200,000 to \$220,000

Provided by: Lisa Newman, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



NATHALIA, VIC, 3638

Suburb Median Sale Price (House)

\$220,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 NORTH ST, NATHALIA, VIC 3638

3 1 1

Sale Price

\$240,000

Sale Date: 10/01/2017

Distance from Property: 53m



68 ROBERTSON ST, NATHALIA, VIC 3638

2 1 1

Sale Price

\$167,000

Sale Date: 03/08/2016

Distance from Property: 1.1km



This report has been compiled on 09/08/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

27 NORTH STREET, NATHALIA, VIC 3638

Indicative selling price

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

Price Range:

\$200,000 to \$220,000

Median sale price

Median price

\$220,000

House

X

Unit


Suburb

NATHALIA

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 23 NORTH ST, NATHALIA, VIC 3638 | \$240,000 | 10/01/2017 |
| 68 ROBERTSON ST, NATHALIA, VIC 3638 | \$167,000 | 03/08/2016 |