

STATEMENT OF INFORMATION

9 MANIFOLD STREET, NATHALIA, VIC 3638

PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MANIFOLD STREET, NATHALIA, VIC

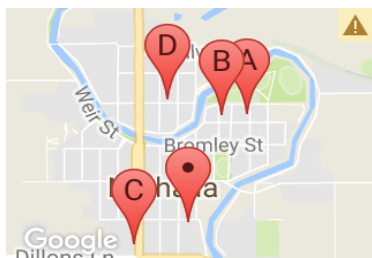
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Indicative Selling Price

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

Single Price: \$190,000

MEDIAN SALE PRICE



NATHALIA, VIC, 3638

Suburb Median Sale Price (House)

\$224,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 COPE ST, NATHALIA, VIC 3638

3 1 2

Sale Price

Price Withheld

Sale Date: 10/07/2017

Distance from Property: 884m



7 MITCHELL ST, NATHALIA, VIC 3638

3 1 2

Sale Price

\$160,000

Sale Date: 26/06/2017

Distance from Property: 817m



108 BLAKE ST, NATHALIA, VIC 3638

3 1 2

Sale Price

\$195,000

Sale Date: 18/04/2017

Distance from Property: 399m



This report has been compiled on 16/10/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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23 NORTH ST, NATHALIA, VIC 3638

 3  1  1

Sale Price

\$240,000

Sale Date: 10/01/2017

Distance from Property: 914m



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

9 MANIFOLD STREET, NATHALIA, VIC 3638

Indicative selling price

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

Single Price:

\$190,000

Median sale price

Median price

\$224,500

House

X

Unit

Suburb

NATHALIA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
8 COPE ST, NATHALIA, VIC 3638	Price Withheld	10/07/2017
7 MITCHELL ST, NATHALIA, VIC 3638	\$160,000	26/06/2017
108 BLAKE ST, NATHALIA, VIC 3638	\$195,000	18/04/2017
23 NORTH ST, NATHALIA, VIC 3638	\$240,000	10/01/2017