

# STATEMENT OF INFORMATION

17 MITCHELL STREET, NATHALIA, VIC 3638 PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 17 MITCHELL STREET, NATHALIA, VIC







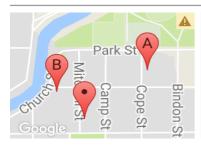
**Indicative Selling Price** 

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

Single Price:

\$330,000

#### **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**

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.



#### 7 COPE ST, NATHALIA, VIC 3638







Sale Price

\$250,000

Sale Date: 10/10/2017

Distance from Property: 276m





# 1 PELLING ST, NATHALIA, VIC 3638









**Sale Price** 

\$325,000

Sale Date: 18/04/2017

Distance from Property: 135m



# 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	17 MITCHELL STREET, NATHALIA, VIC 3638
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# Indicative selling price

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

Single Price:	\$330,000

## Median sale price

Median price	\$224,500	House	Х	Unit	Suburb	NATHALIA
Period	01 October 2016 to 30 September 2017		Source	p	ricefinder	

#### 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
7 COPE ST, NATHALIA, VIC 3638	\$250,000	10/10/2017
1 PELLING ST, NATHALIA, VIC 3638	\$325,000	18/04/2017