

## 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**

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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**

3 2 4

### Sale Price

**\$250,000**

Sale Date: 10/10/2017

Distance from Property: 276m



**1 PELLING ST, NATHALIA, VIC 3638**

3 2 4

### Sale Price

**\$325,000**

Sale Date: 18/04/2017

Distance from Property: 135m



This report has been compiled on 16/11/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

17 MITCHELL STREET, NATHALIA, VIC 3638

Indicative selling price

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Single Price:

\$330,000

Median sale price

Median price

\$224,500

House

X

Unit


Suburb

NATHALIA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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