

STATEMENT OF INFORMATION

46 HARCOURT STREET, NATHALIA, VIC 3638

PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 HARCOURT STREET, NATHALIA, VIC

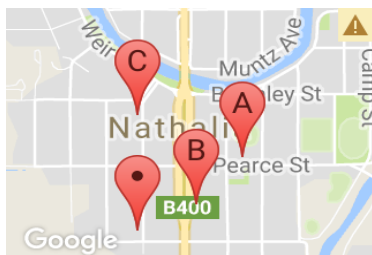
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Indicative Selling Price

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

Single Price: 250,000

MEDIAN SALE PRICE



NATHALIA, VIC, 3638

Suburb Median Sale Price (House)

\$236,000

01 January 2017 to 31 December 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.



32 PEARCE ST, NATHALIA, VIC 3638

3 1 3

Sale Price

\$230,000

Sale Date: 13/10/2016

Distance from Property: 442m



79 BLAKE ST, NATHALIA, VIC 3638

3 2 2

Sale Price

\$240,000

Sale Date: 22/08/2016

Distance from Property: 219m



6 HARCOURT ST, NATHALIA, VIC 3638

3 2 2

Sale Price

\$220,000

Sale Date: 09/11/2016

Distance from Property: 425m



This report has been compiled on 17/01/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - 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

46 HARCOURT STREET, NATHALIA, VIC 3638

Indicative selling price

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

Single Price:

250,000

Median sale price

Median price

\$236,000

House

X

Unit

Suburb

NATHALIA

Period

01 January 2017 to 31 December 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
32 PEARCE ST, NATHALIA, VIC 3638	\$230,000	13/10/2016
79 BLAKE ST, NATHALIA, VIC 3638	\$240,000	22/08/2016
6 HARCOURT ST, NATHALIA, VIC 3638	\$220,000	09/11/2016