

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 KOSTADT STREET, NATHALIA, VIC

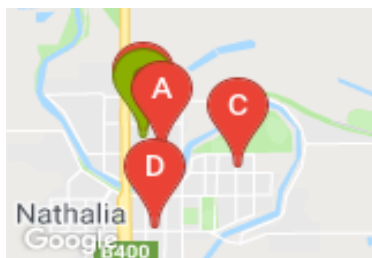
3 1 2

Indicative Selling Price

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

Single Price: **\$245,000**

MEDIAN SALE PRICE



NATHALIA, VIC, 3638

Suburb Median Sale Price (House)

\$220,000

01 July 2017 to 30 June 2018

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.



27 NORTH ST, NATHALIA, VIC 3638

3 1 2

Sale Price

\$230,000

Sale Date: 09/04/2018

Distance from Property: 156m



18 KOSTADT ST, NATHALIA, VIC 3638

3 1 1

Sale Price

\$255,000

Sale Date: 16/06/2017

Distance from Property: 42m



9 COPE ST, NATHALIA, VIC 3638

3 1 2

Sale Price

\$236,000

Sale Date: 22/03/2017

Distance from Property: 677m



This report has been compiled on 04/07/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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32 PEARCE ST, NATHALIA, VIC 3638

 3  1  3

Sale Price

\$230,000

Sale Date: 13/10/2016

Distance from Property: 667m



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

22 KOSTADT STREET, NATHALIA, VIC

Indicative selling price

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

Single Price:

\$245,000

Median sale price

Median price

\$220,000

House

X

Unit


Suburb

NATHALIA

Period

01 July 2017 to 30 June 2018

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
27 NORTH ST, NATHALIA, VIC 3638	\$230,000	09/04/2018
18 KOSTADT ST, NATHALIA, VIC 3638	\$255,000	16/06/2017
9 COPE ST, NATHALIA, VIC 3638	\$236,000	22/03/2017
32 PEARCE ST, NATHALIA, VIC 3638	\$230,000	13/10/2016