

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 GIFFORD STREET NATHALIA VIC 3638

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Nathalia

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

24 DOLPHIN STREET NUMURKAH VIC 3636	\$267,500	26-Aug-22
9 SWALLOW STREET NUMURKAH VIC 3636	\$271,000	06-Jun-23
27 NORTH STREET NATHALIA VIC 3638	\$355,000	10-Oct-22

OR

B* ~~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.~~

This Statement of Information was prepared on: 06 October 2023



**24 DOLPHIN STREET NUMURKAH
VIC 3636**

3 1 1

Sold Price

\$267,500

Sold Date **26-Aug-22**

Distance **20.99km**



**9 SWALLOW STREET NUMURKAH
VIC 3636**

3 1 1

Sold Price

\$271,000

Sold Date **06-Jun-23**

Distance **21.04km**



**27 NORTH STREET NATHALIA VIC
3638**

3 1 1

Sold Price

\$355,000

Sold Date **10-Oct-22**

Distance **0.55km**

RS = Recent sale **UN** = Undisclosed Sale

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