

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

13-15 Cope 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

or range
between

\$200,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$246,250

Property type

House

Suburb

Nathalia

Period-from

01 Mar 2020

to

28 Feb 2021

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

11 Camp Street Nathalia VIC 3638	\$220,000	11-Nov-20
12 McDonell Street Nathalia VIC 3638	\$240,000	07-Jan-20
105 Blake Street Nathalia VIC 3638	\$230,000	17-Nov-20

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: 04 March 2021



11 Camp Street Nathalia VIC 3638

Sold Price

\$220,000

Sold Date

11-Nov-20

 3  1  2

Distance

0.14km



12 McDonnell Street Nathalia VIC 3638

Sold Price

\$240,000

Sold Date

07-Jan-20

 3  1  2

Distance

1.03km



105 Blake Street Nathalia VIC 3638

Sold Price

\$230,000

Sold Date

17-Nov-20

 3  1  2

Distance

1.1km



25 Weir Street Nathalia VIC 3638

Sold Price

\$210,000

Sold Date

17-Apr-20

 3  1  2

Distance

1.17km



38 Federation Street Nathalia VIC 3638

Sold Price

\$215,000

Sold Date

20-Dec-19

 3  1  2

Distance

1.28km



38 Paterson Street Numurkah VIC 3636

Sold Price

\$280,000

Sold Date

23-Jan-20

 3  1  2

Distance

21.36km

RS = Recent sale

UN = Undisclosed Sale

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