

STATEMENT OF INFORMATION

21 DUNCAN STREET, NATIMUK, VIC 3409

PREPARED BY NOLA BROWN, HORSHAM REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 DUNCAN STREET, NATIMUK, VIC 3409

 3  -  -

Indicative Selling Price

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

Single Price: **\$159,000**

Provided by: Nola Brown, Horsham Real Estate

MEDIAN SALE PRICE



NATIMUK, VIC, 3409

Suburb Median Sale Price (House)

\$249,000

01 January 2017 to 31 December 2017

Provided by: 

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.



127 MAIN ST, NATIMUK, VIC 3409

 3  1  2

Sale Price

\$162,000

Sale Date: 23/11/2016

Distance from Property: 318m



40 MAIN ST, NATIMUK, VIC 3409

 4  -  -

Sale Price

\$175,000

Sale Date: 22/12/2016

Distance from Property: 899m



32 LAKE RD, NATIMUK, VIC 3409

 2  1  1

Sale Price

\$143,000

Sale Date: 23/11/2016

Distance from Property: 1km



This report has been compiled on 22/02/2018 by Horsham 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

21 DUNCAN STREET, NATIMUK, VIC 3409

Indicative selling price

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

Single Price:

\$159,000

Median sale price

Median price

\$249,000

House

X

Unit


Suburb

NATIMUK

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
127 MAIN ST, NATIMUK, VIC 3409	\$162,000	23/11/2016
40 MAIN ST, NATIMUK, VIC 3409	\$175,000	22/12/2016
32 LAKE RD, NATIMUK, VIC 3409	\$143,000	23/11/2016