

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
e 10 Endeavour Court Nathalia Victoria 3638

Indicative selling price

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

\$465,000

Median sale price

Median price \$267,500 Property type House Suburb Nathalia Vic 3638

Period - From 01/06/2021 to 15/06/2022 Source Realestate.com.au

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
24 Cemetery Road Nathalia Vic 3638	\$560,000	27/03/2022
52 Chapel Street Nathalia Vic 3638	\$485,000	11/03/2022
44 Chapel Street Nathalia Vic 3638	\$440,000	03/03/2022

This Statement of Information was prepared on: 15th June 2022