

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

26 BOURKE ROAD 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

\$660,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$175,000

Property type

Land

Suburb

Nathalia

Period-from

01 Dec 2021

to

30 Nov 2022

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 WILKINSON COURT NUMURKAH VIC 3636	\$480,000	21-Sep-22
8 REYNOLDS DRIVE NUMURKAH VIC 3636	\$500,000	06-Jul-22
20 RUSSELL STREET NUMURKAH VIC 3636	\$465,000	05-Nov-21

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: 20 December 2022



**11 WILKINSON COURT NUMURKAH
VIC 3636**

4 2 2

Sold Price

\$480,000

Sold Date

21-Sep-22

Distance

23.19km



**8 REYNOLDS DRIVE NUMURKAH
VIC 3636**

4 2 2

Sold Price

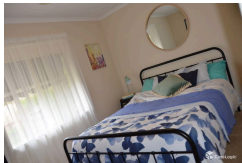
\$500,000

Sold Date

06-Jul-22

Distance

23.13km



**20 RUSSELL STREET NUMURKAH
VIC 3636**

4 2 2

Sold Price

\$465,000

Sold Date

05-Nov-21

Distance

23.05km

RS = Recent sale

UN = Undisclosed Sale

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