

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

39 McDonell 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$266,000

Property type

House

Suburb

Nathalia

Period-from

01 Feb 2021

to

31 Jan 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

16 Federation Street Nathalia VIC 3638	\$185,000	01-Mar-21
1 Phillip Road Nathalia VIC 3638	\$218,000	05-Nov-21
23 Veldt Street Nathalia VIC 3638	\$210,000	18-Dec-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.~~

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16 Federation Street Nathalia VIC 3638

Sold Price **\$185,000** Sold Date **01-Mar-21**

 2  1  -

Distance **0.13km**



1 Phillip Road Nathalia VIC 3638

Sold Price **\$218,000** Sold Date **05-Nov-21**

 3  1  1

Distance **0.32km**



23 Veldt Street Nathalia VIC 3638

Sold Price **\$210,000** Sold Date **18-Dec-20**

 3  1  5

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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