

## 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

71 MAIN STREET NATIMUK VIC 3409

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$619,000

or range  
between

&

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
87 MAIN STREET NATIMUK VIC 3409	\$600,000	04-Dec-23
13 LAWSON CLOSE HORSHAM VIC 3400	\$650,000	18-Aug-23
26 KARINGAL CRESCENT HORSHAM VIC 3400	\$615,000	24-Jul-23

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 September 2024



**87 MAIN STREET NATIMUK VIC  
3409**

4 2 1

Sold Price

**\$600,000**

Sold Date **04-Dec-23**

Distance **0.25km**



**13 LAWSON CLOSE HORSHAM VIC  
3400**

4 2 2

Sold Price

**\$650,000**

Sold Date **18-Aug-23**

Distance **20.26km**



**26 KARINGAL CRESCENT  
HORSHAM VIC 3400**

4 2 2

Sold Price

**\$615,000**

Sold Date **24-Jul-23**

Distance **21.38km**



**28 WINDSOR CRESCENT  
HORSHAM VIC 3400**

4 2 3

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **13-Jun-24**

Distance **20.68km**

RS = Recent sale

UN = Undisclosed Sale

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