

# 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 4 Endeavour Court Nathalia Victoria 3638

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$425,000

### Median sale price

Median price \$250,000 Property type House Suburb Nathalia Victoria 3638

Period - From 1/6/2019 to 4/9/2019 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
1 54 Ryans Road Nathalia Victoria 3638	\$ 465,000	16/5/2019
2 46 Cemetery Road Nathalia Victoria 3638	\$ 405,000	20/3/2019
3 3 Endeavour Court Nathalia Victoria 3638	\$ 430,000	5/5/2018

This Statement of Information was prepared on: 16<sup>th</sup> September 2019