

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 or
locality and postcode

17 Veldt Street, Nathalia Vic 3638

Indicative selling price

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

Single price

\$158,000

Median sale price*

Median price

Property Type

Suburb

Nathalia

Period - From

to

Source

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
1	7 Fraser St NATHALIA 3638	\$167,000	03/09/2018
2	18 Harcourt St NATHALIA 3638	\$160,000	14/01/2019
3	41 Veldt St NATHALIA 3638	\$148,000	11/06/2019

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:

20/11/2019 11:35

* 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.

17 Veldt Street, Nathalia Vic 3638



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 1013 sqm approx

Agent Comments

Indicative Selling Price

\$158,000

No median price available

#This advice does not form part of this Statement of Information * 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



7 Fraser St NATHALIA 3638 (VG)

Agent Comments

3 - -

Price: \$167,000

Method: Sale

Date: 03/09/2018

Property Type: House (Res)

Land Size: 760 sqm approx



18 Harcourt St NATHALIA 3638 (REI/VG)

Agent Comments

3 1 -

Price: \$160,000

Method: Private Sale

Date: 14/01/2019

Rooms: 4

Property Type: House

Land Size: 1013 sqm approx



41 Veldt St NATHALIA 3638 (VG)

Agent Comments

2 - -

Price: \$148,000

Method: Sale

Date: 11/06/2019

Property Type: House (Res)

Land Size: 1013 sqm approx

Account - Maurice McNamara & Co | P: 03 5862 1077 | F: 03 5862 2032



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.