

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

15 FEDERATION 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

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Nathalia

Period-from

01 May 2023

to

30 Apr 2024

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

29 FEDERATION STREET NATHALIA VIC 3638	\$370,000	22-Sep-23
52 GIFFORD STREET NATHALIA VIC 3638	\$390,000	15-Nov-23
1 CAMP STREET NATHALIA VIC 3638	\$375,000	21-Feb-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.~~

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**29 FEDERATION STREET
NATHALIA VIC 3638**

3 1 1

Sold Price **\$370,000** Sold Date **22-Sep-23**

Distance **0.14km**



**52 GIFFORD STREET NATHALIA
VIC 3638**

3 1 2

Sold Price **\$390,000** Sold Date **15-Nov-23**

Distance **0.69km**



**1 CAMP STREET NATHALIA VIC
3638**

3 1 2

Sold Price **\$375,000** Sold Date **21-Feb-23**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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