

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

52 Gifford Street, Nathalia Vic 3638

Indicative selling price

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

Single price \$ or range between \$380,000 & \$410,000

Median sale price

Median price \$380,000 Property type *all* Suburb Nathalia

Period - From November 2022 to October 2023 Source www.realestate.com.au

Comparable property sales

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
21 Railway Street, Nathalia	\$400,000	26 June 2023
79 Blake Street, Nathalia	\$435,000	15 Aug 2022
38 Cope Street, Nathalia	\$370,000	08 Aug 2023

This Statement of Information was prepared on: 1/11/2023