

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$240,000 & \$264,000

### Median sale price

Median price \$345,000 Property Type House Suburb Nathalia

Period - From 01/07/2020 to 30/06/2021 Source REIV

### 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	3 Elizabeth St NATHALIA 3638	\$260,000	22/06/2021
2	5 Harcourt St NATHALIA 3638	\$255,000	22/06/2021
3	59 Robertson St NATHALIA 3638	\$245,000	16/06/2021

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:

14/09/2021 15:29