

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

27 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

or range
between

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

House

Suburb

Nathalia

Period-from

01 Feb 2023

to

31 Jan 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

18 VELDT STREET NATHALIA VIC 3638	\$390,000	25-Oct-22
29 FEDERATION STREET NATHALIA VIC 3638	\$370,000	22-Sep-23
7 VELDT STREET NATHALIA VIC 3638	\$530,000	29-Mar-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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18 VELDT STREET NATHALIA VIC 3638

 4  1  1

Sold Price

\$390,000

Sold Date

25-Oct-22

Distance

0.06km



29 FEDERATION STREET NATHALIA VIC 3638

 3  1  1

Sold Price

\$370,000

Sold Date

22-Sep-23

Distance

0.02km



7 VELDT STREET NATHALIA VIC 3638

 3  2  2

Sold Price

\$530,000

Sold Date

29-Mar-23

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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