

## 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

19 MANIFOLD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$397,500

Property type

House

Suburb

Nathalia

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 WATTLE DRIVE NUMURKAH VIC 3636	\$540,000	13-Dec-24
29 MAPLE CRESCENT NUMURKAH VIC 3636	\$550,000	13-May-24
8 OCONNOR STREET NUMURKAH VIC 3636	\$480,000	03-Dec-24

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: 12 February 2025



**6 WATTLE DRIVE NUMURKAH VIC 3636**

3 2 2

Sold Price **\$540,000** Sold Date **13-Dec-24**

Distance **22.05km**



**29 MAPLE CRESCENT NUMURKAH VIC 3636**

3 2 2

Sold Price **\$550,000** Sold Date **13-May-24**

Distance **22.31km**



**8 OCONNOR STREET NUMURKAH VIC 3636**

3 2 2

Sold Price <sup>RS</sup> **\$480,000** <sup>UN</sup> Sold Date **03-Dec-24**

Distance **21.64km**

RS = Recent sale      UN = Undisclosed Sale

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