

## 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

71 MAIN STREET NATIMUK VIC 3409

### 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

\$599,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$319,500

Property type

House

Suburb

Natimuk

Period-from

01 Oct 2023

to

30 Sep 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

87 MAIN STREET NATIMUK VIC 3409	\$600,000	04-Dec-23
2 MURRAY STREET HORSHAM VIC 3400	\$575,000	05-Mar-24
35 PALK STREET HORSHAM VIC 3400	\$575,000	28-Mar-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: 14 October 2024

**87 MAIN STREET NATIMUK VIC  
3409**

4 2 1

Sold Price

**\$600,000**Sold Date **04-Dec-23**Distance **0.25km****2 MURRAY STREET HORSHAM VIC  
3400**

4 2 3

Sold Price

**\$575,000**Sold Date **05-Mar-24**Distance **21.83km****35 PALK STREET HORSHAM VIC  
3400**

4 2 6

Sold Price

Sold Date **28-Mar-24**Distance **23.98km**

RS = Recent sale

UN = Undisclosed Sale

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