

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

56 Gifford 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

\$310,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$165,000

Property type

Land

Suburb

Nathalia

Period-from

01 Jan 2021

to

31 Dec 2021

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

20 Cope Street Nathalia VIC 3638	\$285,000	13-Oct-20
16 Cope Street Nathalia VIC 3638	\$252,500	25-Feb-21
3 Thornton Street Numurkah VIC 3636	\$310,000	27-Aug-20

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: 19 January 2022



20 Cope Street Nathalia VIC 3638

Sold Price

\$285,000

Sold Date

13-Oct-20



3



1



1

Distance

0.92km



16 Cope Street Nathalia VIC 3638

Sold Price

\$252,500

Sold Date

25-Feb-21



3



1



1

Distance

0.94km



3 Thornton Street Numurkah VIC 3636

Sold Price

\$310,000

Sold Date

27-Aug-20



3



1



1

Distance

21.86km

RS = Recent sale

UN = Undisclosed Sale

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