

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

16 Federation Street, NATHALIA, VIC, 3638

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$ 176,500

or range between

\$

&

\$

Median sale price

Median price

\$ 227,000

House

Unit

Suburb
or locality

NATHALIA

Period - From

03/2019

to

03/2020

Source

APM PriceFinder

Comparable property sales

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

Address of comparable property	Price	Date of sale
17 VELDT STREET, NATHALIA VIC 3638	\$ 145,000	13/12/2019
2 VELDT STREET, NATHALIA VIC 3638	\$ 215,000	19/02/2020
46 CEMETERY ROAD, NATHALIA VIC 3638	\$ 405,000	19/03/2019