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	22 ELIZABETH 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	$105,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$155,000	Property type	Land	Suburb	Nathalia
Period-from	01 Jun 2021	to	31 May 2022	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
36 NORTH STREET NATHALIA VIC 3638	$107,000	30-Jun-21
11 VENTURE COURT NATHALIA VIC 3638	$112,000	11-Feb-21
7 MUNTZ AVENUE NATHALIA VIC 3638	$132,500	21-Sep-21

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: 09 June 2022

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36 NORTH STREET NATHALIA VIC 3638

- - -

Sold Price **$107,000** Sold Date **30-Jun-21**

Distance **0.24km**



11 VENTURE COURT NATHALIA VIC 3638

- - -

Sold Price **$112,000** Sold Date **11-Feb-21**

Distance **0.65km**



7 MUNTZ AVENUE NATHALIA VIC 3638

- - -

Sold Price **$132,500** Sold Date **21-Sep-21**

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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