



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 BARWON STREET, NAGAMBIE, VIC

3 2 2

Indicative Selling Price

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

Single Price: **\$395,000**

Provided by: Bonnie Gaehl, Janelle Puppa Real Estate

MEDIAN SALE PRICE



NAGAMBIE, VIC, 3608

Suburb Median Sale Price (House)

\$345,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



219 HIGH ST, NAGAMBIE, VIC 3608

3 2 2

Sale Price

\$390,000

Sale Date: 06/02/2018

Distance from Property: 666m



10 MURRAY ST, NAGAMBIE, VIC 3608

3 2 4

Sale Price

\$389,000

Sale Date: 21/12/2017

Distance from Property: 204m



7 PENROSE ST, NAGAMBIE, VIC 3608

3 2 2

Sale Price

***\$385,000**

Sale Date: 27/11/2017

Distance from Property: 619m



This report has been compiled on 29/05/2018 by Janelle Puppa Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

44 BARWON STREET, NAGAMBIE, VIC 3608

Indicative selling price

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

Single Price:

\$395,000

Median sale price

Median price

\$345,000

House

X

Unit

Suburb

NAGAMBIE

Period

01 April 2017 to 31 March 2018

Source



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
219 HIGH ST, NAGAMBIE, VIC 3608	\$390,000	06/02/2018
10 MURRAY ST, NAGAMBIE, VIC 3608	\$389,000	21/12/2017
7 PENROSE ST, NAGAMBIE, VIC 3608	*\$385,000	27/11/2017