

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 or
locality and postcode

17 Veldt Street, Nathalia Vic 3638

Indicative selling price

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

Range between \$180,000 & \$198,000

Median sale price

Median price \$228,250 Property Type House Suburb Nathalia

Period - From 16/10/2018 to 15/10/2019 Source REIV

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
1	29 Cope St NATHALIA 3638	\$210,000	19/10/2018
2	6 Veldt St NATHALIA 3638	\$210,000	05/06/2018
3	4 Veldt St NATHALIA 3638	\$180,000	14/12/2018

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: 16/10/2019 10:07