

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Vale Street Nagambie VIC 3608

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$305,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

*House

X

*Unit

Suburb

Nagambie

Period-from

01 Oct 2017

to

30 Sep 2018

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

25 Nash Street Nagambie VIC 3608	\$290,000	12-Jul-18
28 Goulburn Street Nagambie VIC 3608	\$320,000	14-Jul-17
12 Kean Road Nagambie VIC 3608	\$305,000	18-Jul-17

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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25 Nash Street Nagambie VIC 3608 Sold Price **\$290,000** Sold Date **12-Jul-18**

4 1 2

Distance **0.06km**



28 Goulburn Street Nagambie VIC 3608 Sold Price **\$320,000** Sold Date **14-Jul-17**

4 2 1

Distance **0.44km**

12 Kean Road Nagambie VIC 3608 Sold Price **\$305,000** Sold Date **18-Jul-17**

3 2 -

Distance **0.45km**

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