



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### PROPERTY OFFERED FOR SALE

5 Fritsch Court Nhill Vic 3418

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$449,000

#### Median sale price

Median price \$219,500 \*House ☒ \*unit ☐ Suburb or locality Nhill

Period - From 01/08/2022 to 31/07/2023 Source realestate.com.au

#### 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
1. 46 Park Street Nhill Vic 3418	\$ 550,000	15/11/2022
2. 21 Glenferness Street Nhill Vic 3418	\$ 450,000	26/07/2022
3. 25-27 Ramsay Street Nhill Vic 3418	\$ 488,000	03/03/2022

This Statement of Information was prepared on: 03/08/2023