



WESTECH
REAL ESTATE

NHILL - (03) 53 911 069
83-85 Nelson Street Nhill
KANIVA - (03) 53 922 388
47 Madden Street Kaniva

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

4 Langford Street Nhill

Indicative selling price

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

Single price \$99,000

Median sale price

Median price \$147,000

*House



*unit

Suburb
or locality

Nhill

Period - From 01/12/2017

to

03/12/2018

Source

realestate.com.au

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 6 Breda Street Nhill Vic 3418	\$ 102,500	04/10/2018
2. 173 Nelson Street Nhill Vic 3418	\$ 104,000	29/06/2018
3. 48 Townsend Street Nhill Vic 3418	\$ 95,000	01/06/2018