



# 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

6 Bell Street 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 \$169,000

#### Median sale price

Median price \$200,000

\*House



\*unit

Suburb  
or locality

Nhill

Period - From 01/04/2021

to

06/04/2022

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. 53 George Street Nhill Vic 3418	\$ 171,000	30/01/2022
2. 5 Young Street Nhill Vic 3418	\$ 180,000	15/12/2021
3. 14 Clarence Street Nhill Vic 3418	\$ 180,000	12/08/2021

This Statement of Information was prepared on: 27/04/2022