



# WESTECH REAL ESTATE

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

195 Nelson 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)

Price Range \$180,000

#### Median sale price

Median price \$272,000

\*House



\*unit

Suburb  
or locality Nhill

Period - From 01/01/2024

to 31/12/2024

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. 8 Davis Avenue Nhill Vic 3418	\$ 165,000	04/10/2024
2. 7 Breda Street Nhill Vic 3418	\$ 150,000	11/09/2023
3. 27 MacPherson Street Nhill Vic 3418	\$ 165,000	15/05/2023

This Statement of Information was prepared on: 23/01/2025