



# 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

100 MacPherson 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 between \$159,000

#### Median sale price

Median price \$200,000

\*House



\*unit

Suburb  
or locality Nhill

Period - From 01/09/2021

to 31/08/2022

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. 5 Glenferness Street, Nhill, VIC, 3418	\$ 138,500	10/02/2022
2. 64 Victoria Street, Nhill, VIC, 3418	\$ 135,000	15/02/2022
3. 52 Townsend Street, Nhill, VIC, 3418	\$ 150,000	17/09/2021

This Statement of Information was prepared on: 09/12/2021