



# 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

44 Church 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 \$219,000

#### Median sale price

Median price \$195,000

\*House



\*unit

Suburb  
or locality Nhill

Period - From 01/05/2021

to 06/05/2022

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. 153 Nelson Street Nhill Vic 3418	\$200,000	07/03/2022
2. 8 Goldsworthy Street Nhill Vic 3418	\$215,000	25/11/2021
3. 6 Belcher Street Nhill Vic 3418	\$205,000	15/09/2021

This Statement of Information was prepared on: 20/06/2022