



**WESTECH**  
**REAL ESTATE**

**NHILL**- (03) 53 911 069

83-85 Nelson Street, Nhill

**KANIVA**- (03) 53 922 266

47 Madden Street Kaniva

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

### PROPERTY OFFERED FOR SALE

77 Leahy 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 \$47,000

### Median sale price

Median price \$165,000

\*House



\*unit

Suburb  
or locality Nhill

Period - From 01/11/2019

to 30/11/2020

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. 7 Luberta Street, Nhill Vic 3418	\$ 30,000	13/11/2020
2. 1 Hindmarsh Court, Nhill Vic 3418	\$ 30,000	25/06/2020
3. 61 MacPherson Street, Nhill Vic 3418	\$ 41,500	13/02/2019

This Statement of Information was prepared on: 15/12/2020