



**WESTECH**  
**REAL ESTATE**

**NHILL - (03) 53 911 069**  
**83-85 Nelson Street Nhill**  
**KANIVA - (03) 53 922 388**  
**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

3 School Lane Yanac 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 \$130,000

### Median sale price

Median price \$155,500

\*House



\*unit

Suburb  
or locality

Nhill

Period - From 01/07/2018

to 29/07/2019

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. 3324 Nhill Yanac Road Yanac Vic 3418	\$120,000	11/07/2019
2. 1 School Street Netherby Vic 3418	\$ 157,000	08/07/2019
3. 24 Francis Street Yanac Vic 3418	\$ 117,500	17/04/2018

This Statement of Information was prepared on: 04/09/2019