



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

1 Dimboola Road, Nhill, Vic, 3418

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$180,000

Median sale price

Median price \$158,500

*House



*unit

Suburb
or locality

Nhill

Period - From 01/02/2020

to 04/02/2021

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. 35 Nelson Street, Nhill, Vic, 3418	\$ 205,000	28/02/2020
2. 10 Dimboola Road, Nhill, Vic, 3418	\$ 180,000	27/02/2020
3. 13 Brougham Street, Nhill, Vic, 3418	\$ 165,000	08/01/2020

This Statement of Information was prepared on: 22/02/2021