



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3 Baker Street,  
NHILL 3418**

House



3 beds



1 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$159,000**

### Median sale price

Median **House** for **NHILL** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$149,450**

### 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 the most comparable to the property for sale.

**30 Leahy Street,  
Nhill 3418**

**Price \$165,000** Sold 20  
February 2019

**11 Rintoule Street,  
Nhill 3418**

**Price \$172,500** Sold 23  
August 2018

**18 Leahy Street,  
Nhill 3418**

**Price \$200,000** Sold 18  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Horsham

16C Darlot Street,  
Horsham VIC 3400

### Contact agents



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