

# Statement of Information Single residential property located outside the Melbourne metropolitan area

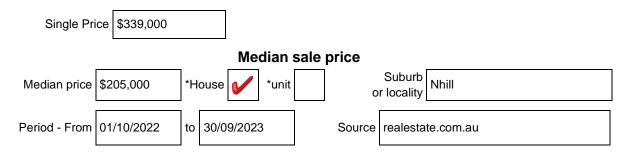
## Sections 47AF of the Estate Agents Act 1980

## **PROPERTY OFFERED FOR SALE**

54 MacPherson Street Nhill Vic 3418

## Indicative selling price

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



### **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. 1 Luberta Street Nhill Vic 3418	\$ 350,000	15/01/2023
2. 29-31 Ramsay Street Nhill Vic 3418	\$ 349,000	10/11/2022
3. 52 MacPherson Street Nhill Vic 3418	\$ 350,000	01/06/2022

This Statement of Information was prepared on: 18/10/2023

