



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

54 MacPherson Street Nhill Vic 3418

Indicative selling price

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

Single Price \$339,000

Median sale price

Median price \$205,000 *House ☒ *unit ☐ Suburb or locality Nhill
Period - From 01/10/2022 to 30/09/2023 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. 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