



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

Unit 1/ 115-117 MacPherson Street, Nhill, VIC, 3418

Indicative selling price

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

Single price \$255,000

Median sale price

Median price \$127,500

*House



*unit

Suburb
or locality

Nhill

Period - From 01/04/2019

to 28/04/2020

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. 3/ 116-118 MacPherson Street, Nhill Vic 3418	\$ 200,000	01/03/2019
3. 19 Clarence Street, Nhill Vic 3418	\$ 235,000	10/01/2019

This Statement of Information was prepared on: 12/05/2020