

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

Sections 47AF of the Estate Agents Act 1980

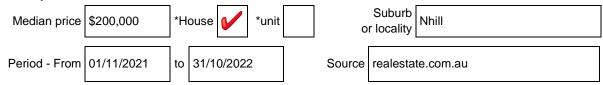
5 Nelson Street Nhill Vic 3418

Indicative selling price

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

Single Price \$359,000

Median sale price



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 | \$ 375,000 | 31/05/2022 |
| 2. 16 Dimboola Road Nhill Vic 3418 | \$ 345,000 | 06/05/2022 |
| 3. 16 Loch Street Nhill Vic 3418 | \$ 355,000 | 14/04/2022 |

This Statement of Information was prepared on: 16/11/2022

