

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

Sections 47AF of the Estate Agents Act 1980

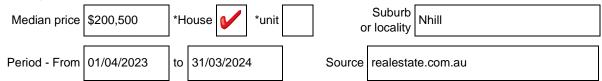
24 MacPherson Street Nhill Vic 3418

## Indicative selling price

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

Price Range \$188,000

## 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. 11 George Street Nhill Vic 3418	\$ 165,000	11/08/2023
2. 52 Townsend Street Nhill Vic 3418	\$ 170,000	29/06/2023
3. 48 Leahy Street Nhill Vic 3418	\$ 185,000	09/02/2023

This Statement of Information was prepared on: 08/04/2024

