



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

1 Nelson Street Nhill Vic 3418

Indicative selling price

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

Single Price \$275,000

Median sale price

Median price \$210,000 *House ☒ *unit ☐ Suburb or locality Nhill
Period - From 01/09/2022 to 31/08/2023 Source realestate.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1. 19 Dimboola Road Nhill Vic 3418	\$ 283,000	11/05/2022
2. 12 Woodward Street Nhill Vic 3418	\$ 272,500	22/02/2022
3.	\$	

This Statement of Information was prepared on: 15/09/2023