



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

52 Townsend Street Nhill, Vic, 3418

Indicative selling price

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

Single Price \$175,000

Median sale price

Median price \$230,000 *House ☒ *unit ☐ Suburb or locality Nhill

Period - From 01/06/2022 to 31/05/2023 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. 48 Leahy Street Nhill Vic 3418	\$ 185,000	09/02/2023
2. 13 Leahy Street Nhill Vic 3418	\$ 174,000	07/11/2022
3. 173 Nelson Street Nhill Vic 3418	\$ 175,000	29/09/2022

This Statement of Information was prepared on: 05/06/2023