

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

Sections 47AF of the Estate Agents Act 1980

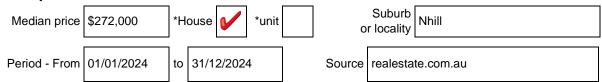
1 Campbell Street Nhill Vic 3418

Indicative selling price

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

Price Range \$299,000

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. 139 Nelson Street Nhill Vic 3418 | \$ 290,000 | 03/04/2024 |
| 2. 188 Nelson Street Nhill Vic 3418 | \$ 300,000 | 06/03/2023 |
| 3. 187 Nelson Street Nhill Vic 3418 | \$ 299,700 | 14/09/2022 |

This Statement of Information was prepared on: 17/01/2025

