



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

12 Brougham Street Nhill Vic 3418

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$199,000

#### Median sale price

Median price \$265,000

\*House



\*unit

Suburb  
or locality Nhill

Period - From 01/03/2024

to 28/02/2025

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. 125 MacPherson Street Nhill Vic 3418	\$ 199,000	22/12/2023
2. 167 Nelson Street Nhill Vic 3418	\$ 195,000	21/12/2023
3.		

This Statement of Information was prepared on: 17/03/2025