



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### PROPERTY OFFERED FOR SALE

5 Gunn 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)

Single price \$192,000

### Median sale price

Median price \$159,250

\*House



\*unit

Suburb  
or locality

Nhill

Period - From 01/03/2020

to

11/03/2021

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. 1 Dimboola Road Nhill Vic 3418	\$ 180,000	07/03/2021
2. 35 Nelson Street Nhill Vic 3418	\$ 205,000	28/02/2020
3. 10 Dimboola Road Nhill Vic 3418	\$ 180,000	27/02/2020

This Statement of Information was prepared on: 18/03/2021