



# WESTECH REAL ESTATE

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

19 Glenferness Street Nhill Vic 3418

#### Indicative selling price

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

Price Range \$580,000 - \$600,000

#### Median sale price

Median price \$229,000

\*House



\*unit

Suburb  
or locality Nhill

Period - From 01/01/2023

to 31/12/2023

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. 67 Leahy Street Nhill Vic 3418 | \$ 580,000 | 30/08/2022   |
| 2. 46 Park Street Nhill Vic 3418  | \$ 550,000 | 15/11/2022   |
| 3.                                | \$         |              |

This Statement of Information was prepared on: 12/01/2024