



# WESTECH REAL ESTATE

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

70 Townsend 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

#### Median sale price

Median price

\*House

\*unit

Suburb  
or locality

Period - From

to

Source

#### 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. 43 Townsend Street Nhill Vic 3418	\$ 279,000	08/02/2024
3. 20 Rockley Street Nhill Vic 3418	\$ 265,000	01/12/2023

This Statement of Information was prepared on: