



# WESTECH REAL ESTATE

## Statement of Information

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

Sections 47AF of the *Estate Agents Act 1980*

53 Leahy 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

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. 152 Nelson Street Nhill Vic 3418	\$ 600,000	30/04/2024
2. 19 Glenferness Street Nhill Vic 3418	\$ 580,000	06/02/2024
3.	\$	

This Statement of Information was prepared on: