

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

42 QUEEN STREET NHILL VIC 3418

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$196,000

Property type

House

Suburb

Nhill

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

9 LUBERTA STREET NHILL VIC 3418	\$200,000	09-Jun-21
27 CLARENCE STREET NHILL VIC 3418	\$235,000	23-Jun-21
27 GEORGE STREET NHILL VIC 3418	\$233,000	03-Sep-21

OR

B* ~~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.~~

This Statement of Information was prepared on: 30 June 2022


9 LUBERTA STREET NHILL VIC 3418

 Sold Price **\$200,000** Sold Date **09-Jun-21**

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 Distance **0.47km**

27 CLARENCE STREET NHILL VIC 3418

 Sold Price **\$235,000** Sold Date **23-Jun-21**

🛏️ 3 🚿 1 🚗 2

 Distance **1.22km**

27 GEORGE STREET NHILL VIC 3418

 Sold Price **\$233,000** Sold Date **03-Sep-21**

🛏️ 3 🚿 1 🚗 1

 Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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