



**WESTECH**  
**REAL ESTATE**

**NHILL - (03) 53 911 069**  
**83-85 Nelson Street Nhill**  
**KANIVA - (03) 53 922 388**  
**47 Madden Street Kaniva**

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

18 Queen 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 \$218,000

### Median sale price

Median price \$127,500

\*House



\*unit

Suburb  
or locality

Nhill

Period - From 01/04/2019

to 28/04/2020

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. 40 Queen Street Nhill Vic 3418  | \$ 187,000 | 29/08/2020   |
| 2. 51 George Street Nhill Vic 3418 | \$ 200,000 | 25/03/2019   |
| 3. 10 Madden Street Nhill Vic 3418 | \$ 200,000 | 13/11/2019   |

This Statement of Information was prepared on: 25/05/2020