



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

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

Unit 4/18-20 Brougham Street Nhill

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$172,500

Median sale price

Median price \$149,000

*House



*unit

Suburb or locality Nhill

Period - From 01/01/2018

to 02/01/2019

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. 1/40 MacPherson Street Nhill Vic 3418	\$ 152,500	26/07/2018
2. 3/71 MacPherson Street Nhill Vic 3418	\$ 148,000	22/03/2018
3. 4/6 Loch Street Nhill Vic 3418	\$ 170,000	21/12/2017