



**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

61 MacPherson Street Nhill Vic 3418

Indicative selling price

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

Single 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. 5 Rintoule Street Nhill Vic 3418	\$ 45,000	18/10/2018
2. 14 Farmers Street Nhill Vic 3418	\$ 48,000	16/10/2018
3. 9-13 Townsend Street Nhill Vic 3418	\$ 40,000	18/09/2018