



**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

4 Langford Street Nhill

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$99,000

### Median sale price

Median price

\$147,000

\*House



\*unit

Suburb  
or locality

Nhill

Period - From

01/12/2017

to

03/12/2018

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. 6 Breda Street Nhill Vic 3418	\$ 102,500	04/10/2018
2. 173 Nelson Street Nhill Vic 3418	\$ 104,000	29/06/2018
3. 48 Townsend Street Nhill Vic 3418	\$ 95,000	01/06/2018