



WESTECH REAL ESTATE

NHILL - (03) 53 911 069

83-85 Nelson Street, Nhill

KANIVA - (03) 53 922 266

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

56 MacPherson Street, NHILL, Vic, 3418

Indicative selling price

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

Single price

\$170,000

Median sale price

Median price

\$133,000

*House



*unit

Suburb
or locality

Nhill

Period - From

01/11/2019

to

02/11/2020

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. 127 Nelson Street Nhill Vic 3418	\$ 170,000	27/07/2020
2. 12 King Street Nhill Vic 3418	\$ 158,500	25/06/2020
3. 9 Church Street Nhill Vic 3418	\$ 175,000	01/05/2019

This Statement of Information was prepared on:

24/11/2020