



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### PROPERTY OFFERED FOR SALE

3 Rockley 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 \$44,000

#### Median sale price

Median price \$158,500

\*House



\*unit

Suburb  
or locality

Nhill

Period - From 01/04/2019

to 17/12/2020

Source

realestate.com.au

#### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
1. 7 Luberta Street Nhill Vic 3418	\$ 30,000	13/11/2020
2. 1 Hindmarsh Court Nhill Vic 3418	\$30,000	25/06/2020
3 61 MacPherson Street Nhill Vic 3418	\$41,500	13/02/2019

This Statement of Information was prepared on: 12/01/2021