



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

9 Belcher 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 Park Street, NHILL, Vic, 3418	\$ 105,000	28/01/2021
2. 40 Leahy Street, NHILL, Vic, 3418	\$ 97,000	17/11/2020
3. 4 Baker Street, NHILL, Vic, 3418	\$ 91,000	30/09/2020

This Statement of Information was prepared on: