



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

13 Clarence Street Nhill Vic 3418

Indicative selling price

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

Single Price \$269,000

Median sale price

Median price \$190,000

*House



*unit

Suburb
or locality

Nhill

Period - From 01/12/2021

to

30/11/2022

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. 19 Dimboola Road Nhill Vic 3418	\$ 283,000	11/05/2022
2. 9 Loch Street Nhill Vic 3418	\$ 251,000	24/07/2021
3.	\$	

This Statement of Information was prepared on: 28/11/2022