



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

10 Langford Street, Nhill, Vic, 3418

Indicative selling price

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

Price range between \$169,000

Median sale price

Median price \$200,375

*House



*unit

Suburb
or locality

Nhill

Period - From 01/03/2022

to 30/02/2023

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. 100 MacPherson Street, Nhill	\$ 150,000	22/10/2022
2. 13 Leahy Street, Nhill	\$ 174,000	01/12/2022
3. 6 Bell Street, Nhill	\$ 169,000	14/05/2022

This Statement of Information was prepared on: 24/03/2023