



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

7 Baker Street Nhill Vic 3418

Indicative selling price

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

Price Range \$225,000

Median sale price

Median price \$260,000

*House



*unit

Suburb
or locality Nhill

Period - From 01/09/2024

to 31/08/2025

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. 3 Goldsworthy Street Nhill Vic 3418	\$ 200,000	30/06/2025
2. 6 Breda Street Nhill Vic 3418	\$ 230,000	16/10/2024
3. 8 Pine Street Nhill Vic 3418	\$ 232,000	08/04/2024

This Statement of Information was prepared on: 05/09/2025