WESTECH REAL ESTATE

Statement of Information
Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

1 Campbell Street Nhill Vic 3418

Indicative selling price

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

Price Range: $285,000

Median sale price

Median price: $265,000 *House: ✔ *unit: Suburb or locality: Nhill

Period - From: 01/10/2023 to: 30/09/2024 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. 54 MacPherson Street Nhill Vic 3418	$ 310,000	13/11/2023
2. 188 Nelson Street Nhill Vic 3418	$ 300,000	06/03/2023
3. 187 Nelson Street Nhill Vic 3418	$ 299,700	14/09/2022

This Statement of Information was prepared on: 21/10/2024