

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 BELL STREET NHILL VIC 3418

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,500

Property type

House

Suburb

Nhill

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

6 WOODWARD STREET NHILL VIC 3418	\$210,000	03-Jan-24
7 NAIRN STREET NHILL VIC 3418	\$188,000	06-Dec-23
24 MACPHERSON STREET NHILL VIC 3418	\$195,000	30-Jan-25

OR

B* ~~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.~~

This Statement of Information was prepared on: 27 May 2025



6 WOODWARD STREET NHILL VIC 3418

Sold Price

\$210,000

Sold Date

03-Jan-24

3

1

1

Distance

0.3km



7 NAIRN STREET NHILL VIC 3418

Sold Price

\$188,000

Sold Date

06-Dec-23

3

1

1

Distance

1.37km



24 MACPHERSON STREET NHILL VIC 3418

Sold Price

\$195,000

Sold Date

30-Jan-25

3

1

-

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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