



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

24 MacPherson Street Nhill Vic 3418

Indicative selling price

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

Price Range \$188,000

Median sale price

Median price \$200,500

*House



*unit

Suburb
or locality Nhill

Period - From 01/04/2023

to 31/03/2024

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. 11 George Street Nhill Vic 3418 | \$ 165,000 | 11/08/2023 |
| 2. 52 Townsend Street Nhill Vic 3418 | \$ 170,000 | 29/06/2023 |
| 3. 48 Leahy Street Nhill Vic 3418 | \$ 185,000 | 09/02/2023 |

This Statement of Information was prepared on: 08/04/2024