

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 GUNN STREET, NHILL, VIC 3418**

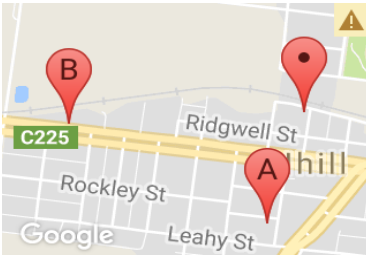
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**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$105,000 to \$112,000**

## MEDIAN SALE PRICE



**NHILL, VIC, 3418**

Suburb Median Sale Price (House)

**\$129,950**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1 BAKER ST, NHILL, VIC 3418**

3 1 1

**Sale Price**

**\*\$110,000**

Sale Date: 01/09/2017

Distance from Property: 426m



**190 NELSON ST, NHILL, VIC 3418**

3 1 3

**Sale Price**

**\$107,500**

Sale Date: 19/04/2017

Distance from Property: 785m



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 GUNN STREET, NHILL, VIC 3418

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$105,000 to \$112,000

### Median sale price

Median price \$129,950

House

Unit

Suburb

NHILL

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 BAKER ST, NHILL, VIC 3418	*\$110,000	01/09/2017
190 NELSON ST, NHILL, VIC 3418	\$107,500	19/04/2017