

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9-15 RAMSAY STREET, NHILL, VIC 3418

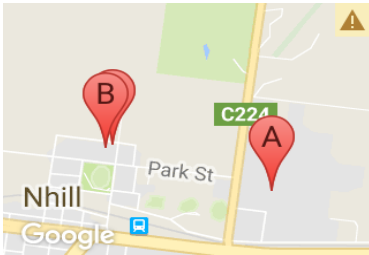
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Indicative Selling Price

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

Single Price: \$50,000

MEDIAN SALE PRICE



NHILL, VIC, 3418

Suburb Median Sale Price (Vacant Land)

\$30,000

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.



20 MADDEN ST, NHILL, VIC 3418

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Sale Price

\$45,000

Sale Date: 06/04/2017

Distance from Property: 1.1 km



17 RAMSAY ST, NHILL, VIC 3418

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Sale Price

\$37,000

Sale Date: 14/09/2016

Distance from Property: 51m



This report has been compiled on 07/11/2017 by Driscoll Mcillree & Dickinson. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

9-15 RAMSAY STREET, NHILL, VIC 3418

Indicative selling price

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

Single Price:

\$50,000

Median sale price

Median price

\$30,000

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
20 MADDEN ST, NHILL, VIC 3418	\$45,000	06/04/2017
17 RAMSAY ST, NHILL, VIC 3418	\$37,000	14/09/2016