

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 LEAHY STREET, NHILL, VIC 3418

6 3 3

Indicative Selling Price

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

Single Price: \$430,000

MEDIAN SALE PRICE



NHILL, VIC, 3418

Suburb Median Sale Price (House)

\$137,250

01 January 2017 to 31 December 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.



45 RAMSAY ST, NHILL, VIC 3418

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Sale Price

\$415,000

Sale Date: 14/11/2017

Distance from Property: 1.3km



60 PARK ST, NHILL, VIC 3418

4 2 4

Sale Price

\$365,000

Sale Date: 23/08/2017

Distance from Property: 1.2km



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

63 LEAHY STREET, NHILL, VIC 3418

Indicative selling price

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Single Price:

\$430,000

Median sale price

Median price

\$137,250

House

Unit

Suburb

NHILL

Period

01 January 2017 to 31 December 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
45 RAMSAY ST, NHILL, VIC 3418	\$415,000	14/11/2017
60 PARK ST, NHILL, VIC 3418	\$365,000	23/08/2017