

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**16 CHURCH STREET, NHILL, VIC 3418**

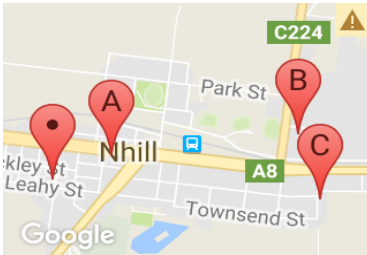
3 1 1

**Indicative Selling Price**

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

**Single Price: \$165,000**

## MEDIAN SALE PRICE



**NHILL, VIC, 3418**

**Suburb Median Sale Price (House)**

**\$148,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**127 NELSON ST, NHILL, VIC 3418**

3 2 1

**Sale Price**

**\*\$150,000**

Sale Date: 18/01/2018

Distance from Property: 432m



**2 CLARK ST, NHILL, VIC 3418**

3 1 2

**Sale Price**

**\$165,000**

Sale Date: 15/03/2017

Distance from Property: 1.7km



**9 GLENFERNESS ST, NHILL, VIC 3418**

2 1 4

**Sale Price**

**\$160,000**

Sale Date: 04/07/2017

Distance from Property: 1.8km

This report has been compiled on 31/01/2018 by Driscoll Mcillree & Dickinson. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

16 CHURCH 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)

Single Price:

\$165,000

### Median sale price

Median price

\$148,000

House

Unit

Suburb

NHILL

Period

01 January 2017 to 31 December  
2017

Source

pricfinder

### 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
127 NELSON ST, NHILL, VIC 3418	*\$150,000	18/01/2018
2 CLARK ST, NHILL, VIC 3418	\$165,000	15/03/2017
9 GLENFERNESS ST, NHILL, VIC 3418	\$160,000	04/07/2017