

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



137 NELSON STREET, NHILL, VIC 3418

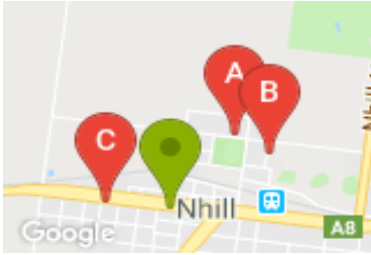
3 1 1

Indicative Selling Price

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

Single Price: **\$109,000**

MEDIAN SALE PRICE



NHILL, VIC, 3418

Suburb Median Sale Price (House)

\$145,000

01 January 2018 to 31 December 2018

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.



28 PARK ST, NHILL, VIC 3418

3 1 1

Sale Price

\$98,000

Sale Date: 12/11/2018

Distance from Property: 696m



6 BREDA ST, NHILL, VIC 3418

3 1 1

Sale Price

\$102,500

Sale Date: 04/10/2018

Distance from Property: 776m



173 NELSON ST, NHILL, VIC 3418

3 1 2

Sale Price

\$104,000

Sale Date: 29/06/2018

Distance from Property: 442m

This report has been compiled on 15/01/2019 by Driscoll McIllree & Dickinson. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

137 NELSON STREET, NHILL, VIC 3418

Indicative selling price

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

Single Price: \$109,000

Median sale price

Median price \$145,000

House

Unit

Suburb NHILL

Period 01 January 2018 to 31 December 2018

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
28 PARK ST, NHILL, VIC 3418	\$98,000	12/11/2018
6 BREDA ST, NHILL, VIC 3418	\$102,500	04/10/2018
173 NELSON ST, NHILL, VIC 3418	\$104,000	29/06/2018