

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**9 CHURCH STREET, NHILL, VIC 3418**

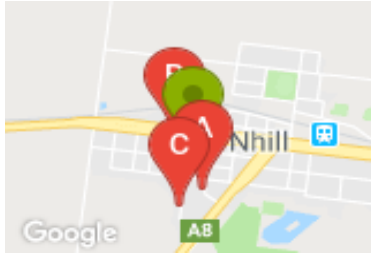
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**Indicative Selling Price**

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

**Single Price: \$185,000**

## MEDIAN SALE PRICE



**NHILL, VIC, 3418**

**Suburb Median Sale Price (House)**

**\$149,450**

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.

**11 RINTOULE ST, NHILL, VIC 3418**

3 1 1

**Sale Price**

**\$172,500**

Sale Date: 23/08/2018

Distance from Property: 255m



**165 NELSON ST, NHILL, VIC 3418**

3 2 2

**Sale Price**

**\$169,000**

Sale Date: 09/07/2018

Distance from Property: 179m



**32 CHURCH ST, NHILL, VIC 3418**

3 1 1

**Sale Price**

**\$200,000**

Sale Date: 04/07/2018

Distance from Property: 387m



This report has been compiled on 20/03/2019 by Driscoll McIlree & Dickinson. Property Data Solutions Pty Ltd 2019 - [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

**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](http://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

9 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: \$185,000

### Median sale price

Median price \$149,450

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
11 RINTOULE ST, NHILL, VIC 3418	\$172,500	23/08/2018
165 NELSON ST, NHILL, VIC 3418	\$169,000	09/07/2018
32 CHURCH ST, NHILL, VIC 3418	\$200,000	04/07/2018