

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 GUNN STREET, NHILL, VIC 3418

2 1 1

Indicative Selling Price

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

Single Price: \$112,000

MEDIAN SALE PRICE



NHILL, VIC, 3418

Suburb Median Sale Price (House)

\$141,500

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.



1 BAKER ST, NHILL, VIC 3418

3 1 1

Sale Price

***\$110,000**

Sale Date: 01/09/2017

Distance from Property: 426m



190 NELSON ST, NHILL, VIC 3418

3 1 3

Sale Price

\$107,500

Sale Date: 19/04/2017

Distance from Property: 785m



This report has been compiled on 27/02/2018 by Driscoll Mcillree & Dickinson. Property Data Solutions Pty Ltd 2018 - 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

2 GUNN STREET, NHILL, VIC 3418

Indicative selling price

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

Single Price:

\$112,000

Median sale price

Median price

\$141,500

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
1 BAKER ST, NHILL, VIC 3418	*\$110,000	01/09/2017
190 NELSON ST, NHILL, VIC 3418	\$107,500	19/04/2017