

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## **2 GUNN STREET, NHILL, VIC 3418**





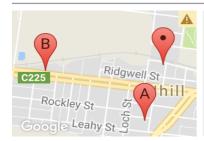


**Indicative Selling Price** 

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

\$112,000 Single Price:

### **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







Sale Price

\*\$110,000

Sale Date: 01/09/2017

Distance from Property: 426m





190 NELSON ST, NHILL, VIC 3418





**Sale Price** 

\$107,500

Sale Date: 19/04/2017

Distance from Property: 785m



## 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
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## 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	Χ	Unit	Suburb	NHILL
Period	01 January 2017 to 31 December 2017		Source	p	pricefinder	

#### 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