

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 GLENFERNESS STREET NHILL VIC 3418

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$219,000

&

\$229,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

House

Suburb

Nhill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

6 BREDAS STREET NHILL VIC 3418	\$230,000	16-Oct-24
3 RAMSAY STREET NHILL VIC 3418	\$229,000	28-Jun-24
39 CHURCH STREET NHILL VIC 3418	\$220,000	26-Jul-24

OR

B* 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.

This Statement of Information was prepared on: 03 April 2025



6 BREDAS STREET NHILL VIC 3418

Sold Price

\$230,000

Sold Date

16-Oct-24

3

1

2

Distance

1.16km



3 RAMSAY STREET NHILL VIC 3418

Sold Price

\$229,000

Sold Date

28-Jun-24

3

1

2

Distance

1.35km



39 CHURCH STREET NHILL VIC 3418

Sold Price

\$220,000

Sold Date

26-Jul-24

3

1

1

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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