

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

6-8 YARROCK STREET KANIVA VIC 3419

Indicative selling price

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

Single Price

\$160,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$206,000

Property type

House

Suburb

Kaniva

Period-from

01 Jan 2022

to

31 Dec 2022

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

34-36 MADDEN STREET NORTH KANIVA VIC 3419	\$210,000	25-Jul-22
31 COMMERCIAL STREET WEST KANIVA VIC 3419	\$202,000	17-Sep-22
21 DAVID STREET KANIVA VIC 3419	\$162,500	22-Mar-22

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: 31 January 2023


**34-36 MADDEN STREET NORTH
KANIVA VIC 3419**
 3  1  2

Sold Price

\$210,000

Sold Date

25-Jul-22

Distance

0.11km

**31 COMMERCIAL STREET WEST
KANIVA VIC 3419**
 3  1  3

Sold Price

^{RS} **\$202,000**

Sold Date

17-Sep-22

Distance

0.27km

**21 DAVID STREET KANIVA VIC
3419**
 2  1  2

Sold Price

\$162,500

Sold Date

22-Mar-22

Distance

0.41km
RS = Recent sale

UN = Undisclosed Sale

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