



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### PROPERTY OFFERED FOR SALE

21 Fry Street Kaniva 3419

#### Indicative selling price

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

Price \$250,000

#### Median sale price

Median price \$200,000

\*House



\*unit

Suburb  
or locality Kaniva

Period - From 01/12/2020

to 06/12/2021

Source realestate.com.au

#### 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. 95-97 Commercial Street Kaniva 3419	\$ 243,000	26/08/21
2. 13 High Street Kaniva 3419	\$ 250,000	01/07/21
3. 11 Railway Street Kaniva 3419	\$ 235,000	01/06/21

This Statement of Information was prepared on: 14/12/2021