



WESTECH
REAL ESTATE

NHILL - (03) 53 911 069
83-85 Nelson Street Nhill
KANIVA - (03) 53 922 388
47 Madden Street Kaniva

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

13 Commercial Street Kaniva Vic 3419

Indicative selling price

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

Single price

\$98,000

Median sale price

Median price

\$135,000

*House



*unit

Suburb
or locality

Kaniva

Period - From

01/02/2018

to

01/02/2019

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. 5 Phillip Street Kaniva Vic 3419	\$92,000	07/11/2018
2. 60 Madden Street Kaniva Vic 3419	\$96,000	27/04/2017
3.		