



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

32 Madden Street North Kaniva Vic 3419

Indicative selling price

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

Single Price \$148,000

Median sale price

Median price \$205,000 *House ☒ *unit ☐ Suburb or locality Kaniva
Period - From 01/12/2022 to 30/11/2023 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. 6-8 Yarrock Street Kaniva Vic 3419	\$ 140,000	21/03/2023
2.	\$	
3.	\$	

This Statement of Information was prepared on: 04/12/2023