



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

12 Dungey Street, Kaniva, Vic, 3419

Indicative selling price

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

Single price \$145,000

Median sale price

Median price \$105,000

*House



*unit

Suburb
or locality Kaniva

Period - From 01/03/2020

to 30/03/2021

Source realestate.com.au

Comparable property sales

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
1. 146 Commercial Street, Kaniva, VIC, 3419	\$ 140,000	09/10/2020
2. 8 High Street, Kaniva, VIC, 3419	\$ 125,000	07/08/2020
3. 17 Patterson Street, Kaniva, VIC, 3419	\$ 145,000	29/01/2020

This Statement of Information was prepared on: 08/04/2021