



# 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

31 Commercial Street, Kaniva, Vic, 3419

#### Indicative selling price

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

Price Range  **Median sale price**

Median price  \*House ☒ \*unit  Suburb or locality

Period - From  to  Source

#### 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. 10 Fry Street, Kaniva, VIC, 3419	\$ 210,000	05/04/2022
2.	\$	
3.	\$	

This Statement of Information was prepared on: