

Statement of Information Single residential property located outside the Melbourne metropolitan area

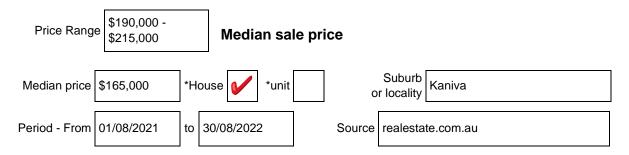
Sections 47AF of the Estate Agents Act 1980

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



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: 22/08/2022

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