



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

94 Commercial Street, Kaniva, Vic, 3419

Indicative selling price

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

Single price **Median sale price**

Median price *House *unit Suburb or locality

Period - From to Source

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. 10 Yarrock Street, Kaniva, VIC, 3419	\$ 125,000	30/10/2021
2. 12 Dungey Street, Kaniva, VIC, 3419	\$ 143,000	01/06/2021
3. 8 High Street, Kaniva, VIC, 3419	\$ 125,000	07/08/2020

This Statement of Information was prepared on: