

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 PHILLIPS STREET KANIVA VIC 3419

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$138,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$203,500

Property type

House

Suburb

Kaniva

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

6-8 YARROCK STREET KANIVA VIC 3419	\$140,000	21-Mar-23
11 FRY STREET KANIVA VIC 3419	\$135,000	14-Aug-23
11 WARWICK STREET KANIVA VIC 3419	\$135,000	08-Nov-23

OR

B* ~~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.~~

This Statement of Information was prepared on: 04 December 2023


6-8 YARROCK STREET KANIVA VIC 3419

Sold Price

\$140,000

Sold Date

21-Mar-23

3

1

1

Distance

0.36km

11 FRY STREET KANIVA VIC 3419

Sold Price

\$135,000

Sold Date

14-Aug-23

3

1

1

Distance

0.47km

11 WARWICK STREET KANIVA VIC 3419

Sold Price

^{RS} **\$135,000** ^{UN}

Sold Date

08-Nov-23

2

1

2

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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