



WESTECH
REAL ESTATE

NHILL - (03) 53 911 069
83-85 Nelson Street Nhill
KANIVA - (03) 53 922 388
47 Madden Street Kaniva

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE

21 Webb Street Kaniva

Indicative selling price

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

Single price \$169,500

Median sale price

Median price \$168,000

*House



*unit

Suburb
or locality Kaniva

Period - From 01/11/2017

to 19/11/2018

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. 17 Webb Street Kaniva Vic 3419	\$ 170,000	01/09/2018
2. 24 Progress Street Kaniva Vic 3419	\$ 168,000	07/03/2018
3. 46 Madden Street Kaniva Vic 3419	\$ 180,000	08/06/2017