



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

3 Madden 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

#### 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. 5 Phillips Street, Kaniva	\$175,000	02/04/2024
2. 32 Madden Street, North Kaniva	\$145,000	02/02/2024

This Statement of Information was prepared on: