



**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

19-21 High Street Kaniva

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$215,000

### Median sale price

Median price \$122,500

\*House



\*unit

Suburb  
or locality Kaniva

Period - From 01/01/2018

to 02/01/2019

Source realestate.com.au

### 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. 5-7 Young Street Kaniva Vic 3419	\$ 200,000	26/11/2018
2. 17 Dungey Street Kaniva Vic 3419	\$ 185,000	02/05/2018
3. 16 Fry Street Kaniva Vic 3419	\$ 220,000	02/02/2018