



# 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

12 Roache 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)

Single price \$48,000

#### Median sale price

Median price \$105,000

\*House



\*unit

Suburb  
or locality Kaniva

Period - From 01/02/2020

to 04/02/2021

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. 21 Farmers Street, Kaniva, Vic, 3419	\$29,205	06/01/2021
2. 14 Fry Street, Kaniva, Vic, 3419	\$35,000	24/08/2020
3. 1-3 Potts Avenue, Kaniva, Vic, 3419	\$47,500	31/03/2020

This Statement of Information was prepared on: 18/02/2021