



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

Crown Allotment 53A Yeringa Road Lillimur 3420

Indicative selling price

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

Single Price	\$19,900			
		Median sale price		
Median price	\$205,000	*House <input checked="" type="checkbox"/>	*unit <input type="checkbox"/>	Suburb or locality Kaniva
Period - From	01/07/2022	to	30/06/2023	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.	\$	
2.	\$	
3.	\$	

This Statement of Information was prepared on: 28/07/2023