



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

12 Warwick Street Kaniva Vic 3419

Indicative selling price

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

Price

Median sale price

Median price

*House

*unit

Suburb
or locality

Period - From

to

Source

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. 5 Phillips Street, Kaniva	\$175,000	02/04/2024
2. 6-8 Yarrock Street, Kaniva	\$185,000	22/07/2024
3. 7 Madden Street, Kaniva	\$182,500	24/11/2023

This Statement of Information was prepared on: