



**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

# Single residential property located outside the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

146 Commercial 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 \$159,000

### Median sale price

Median price \$130,500

\*House



\*unit

Suburb  
or locality Kaniva

Period - From 01/02/2019 to 05/02/2020

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. 17 Paterson Street Kaniva Vic 3419	\$ 145,000	29/01/2020
2. 21 Webb Street Kaniva Vic 3419	\$ 169,500	28/08/2019
3. 7 Kelly Street Kaniva Vic 3419	\$ 160,000	26/02/2018

This Statement of Information was prepared on: 24/02/2020