



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

58 Madden Street North 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. 32 Moore Street, Kaniva	\$120,000	07/02/2024
2. 11 Warwick Street, Kaniva	\$135,000	14/08/2023
3. 32 Madden Street North, Kaniva	\$145,000	02/02/2024

This Statement of Information was prepared on: