



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

64 Madden Street North Kaniva Vic 3419

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

#### Median sale price

Median price  \*House  \*unit

Suburb or locality

Period - From  to

Source

#### 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. 74 Madden Street North Kaniva Vic 3419	\$ 270,000	16/10/2023
2. 25 High Street Kaniva Vic 3419	\$ 295,000	17/11/2022
3.		

This Statement of Information was prepared on: