



WESTECH REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

14 Baker 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

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

Address of comparable property	Price	Date of sale
3 Phillips Street, Kaniva	\$420,000	08/10/2025
13-15 Kelly Street, Kaniva	\$420,000	23/05/2025
90 Commercial Street, Kaniva	\$405,000	02/03/2026

This Statement of Information was prepared on: