

Gillies & Co Real Estate Pty Ltd

ABN: 85 613 103 263 Officer in Effective Control - Margaret Gillies

69 Wellington Street, Kerang, Vic, 3579

Property – The building blocks to your wealth and security

Phone: 03 5452 2766

Fax: 03 5452 2799

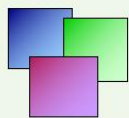
Mob: 0419 889 141

Email: reception@gilliesandco.com.au

STATEMENT OF INFORMATION

11 MAXWELL STREET, KERANG, VIC 3579

PREPARED BY GILLIES & CO PTY LTD, 69 WELLINGTON STREET KERANG



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Section 47AF of the Estate Agents Act 1980



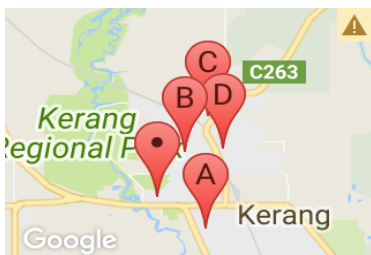
11 MAXWELL STREET, KERANG, VIC 3579  3  1  2

Indicative Selling Price

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

Price Range: **110,000 to 120,000**

MEDIAN SALE PRICE



KERANG, VIC, 3579

Suburb Median Sale Price (House)

\$163,750

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



19 CULLEN ST, KERANG, VIC 3579

 3  1  3

Sale Price

\$135,000

Sale Date: 27/03/2017

Distance from Property: 802m



78 NOLAN ST, KERANG, VIC 3579

 3  1  4

Sale Price

\$100,555

Sale Date: 20/02/2017

Distance from Property: 764m



139 VICTORIA ST, KERANG, VIC 3579

 3  1  2

Sale Price

***\$89,000**

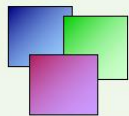
Sale Date: 13/11/2017

Distance from Property: 1.4km



This report has been compiled on 16/11/2017 by Gillies & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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192 WESTBLADE AVE, KERANG, VIC 3579



3



1



2

Sale Price

\$105,000

Sale Date: 02/05/2017

Distance from Property: 1.1km



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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 MAXWELL STREET, KERANG, VIC 3579

Indicative selling price

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

Price Range:

110,000 to 120,000

Median sale price

Median price

\$163,750

House

X

Unit


Suburb

KERANG

Period

01 October 2016 to 30 September 2017

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
19 CULLEN ST, KERANG, VIC 3579	\$135,000	27/03/2017
78 NOLAN ST, KERANG, VIC 3579	\$100,555	20/02/2017
139 VICTORIA ST, KERANG, VIC 3579	*\$89,000	13/11/2017
192 WESTBLADE AVE, KERANG, VIC 3579	\$105,000	02/05/2017