

## 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

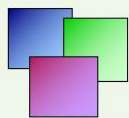
Mob: 0419 889 141

Email: [reception@gilliesandco.com.au](mailto:reception@gilliesandco.com.au)

# STATEMENT OF INFORMATION

20 SWAN STREET, KERANG, VIC 3579

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



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 SWAN STREET, KERANG, VIC 3579**

2 1 2

### Indicative Selling Price

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

Price Range: **65,000 to 70,000**

## MEDIAN SALE PRICE



**KERANG, VIC, 3579**

Suburb Median Sale Price (House)

**\$160,000**

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

## 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.



**5 ANDREW ST, KERANG, VIC 3579**

2 1 2

Sale Price

**\*\*\$258,000**

Sale Date: 21/02/2018

Distance from Property: 1.4km



**32 NUGGET ST, KERANG, VIC 3579**

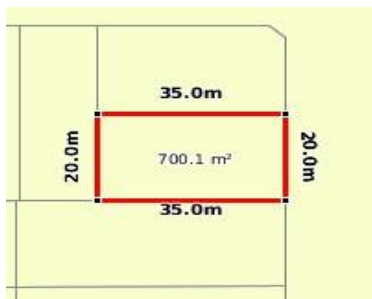
2 1 -

Sale Price

**\*\$55,000**

Sale Date: 30/06/2017

Distance from Property: 575m



**66 NOLAN ST, KERANG, VIC 3579**

- - -

Sale Price

**\$63,500**

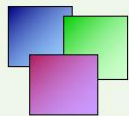
Sale Date: 21/11/2017

Distance from Property: 821m



This report has been compiled on 22/02/2018 by Gillies & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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139 VICTORIA ST, KERANG, VIC 3579

 3  1  2

Sale Price

**\$89,000**

Sale Date: 11/10/2017

Distance from Property: 318m



This report has been compiled on 22/02/2018 by Gillies & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

20 SWAN STREET, KERANG, VIC 3579

Indicative selling price

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

Price Range:

65,000 to 70,000

Median sale price

Median price

\$160,000

House

X

Unit


Suburb

KERANG

Period

01 January 2017 to 31 December 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
5 ANDREW ST, KERANG, VIC 3579	**\$258,000	21/02/2018
32 NUGGET ST, KERANG, VIC 3579	*\$55,000	30/06/2017
66 NOLAN ST, KERANG, VIC 3579	\$63,500	21/11/2017
139 VICTORIA ST, KERANG, VIC 3579	\$89,000	11/10/2017