

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 North Street Kerang VIC 3579

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

Comparable property sales (*Delete A or B below as applicable)

A* 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
75 Boundary Street Kerang VIC 3579	\$187,000	16-Aug-19
129 Victoria Street Kerang VIC 3579	\$190,000	11-Dec-18
211 Westblade Avenue Kerang VIC 3579	\$179,000	19-Feb-19

OR

B* ~~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.~~

This Statement of Information was prepared on: 19 March 2020



75 Boundary Street Kerang VIC 3579

 3  1  4

Sold Price

\$187,000

Sold Date

16-Aug-19

Distance

2.34km



129 Victoria Street Kerang VIC 3579

 3  1  2

Sold Price

\$190,000

Sold Date

11-Dec-18

Distance

0.86km



211 Westblade Avenue Kerang VIC 3579

 3  1  1

Sold Price

\$179,000

Sold Date

19-Feb-19

Distance

1.08km



58 Murray Street Kerang VIC 3579

 3  1  4

Sold Price

\$172,000

Sold Date

19-Aug-19

Distance

0.16km



19 Murrabit Street Kerang VIC 3579

 3  1  -

Sold Price

\$178,000

Sold Date

21-Nov-18

Distance

0.9km



73 Marne Street Kerang VIC 3579

 3  1  1

Sold Price

\$170,000

Sold Date

18-Jan-19

Distance

2.15km

RS = Recent sale

UN = Undisclosed Sale

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