

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

224 WESTBLADE AVENUE 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

\$278,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,500

Property type

House

Suburb

Kerang

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

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

2 MOKANA STREET KERANG VIC 3579	\$270,000	23-Jul-22
43 CARBINE STREET KERANG VIC 3579	\$275,000	27-Mar-23
111 BOUNDARY STREET KERANG VIC 3579	\$280,000	25-Jan-23

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.

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2 MOKANA STREET KERANG VIC 3579

 3  2  2

Sold Price

\$270,000

Sold Date

23-Jul-22

Distance

1.56km



43 CARBINE STREET KERANG VIC 3579

 3  1  1

Sold Price

\$275,000

Sold Date

27-Mar-23

Distance

0.29km



111 BOUNDARY STREET KERANG VIC 3579

 3  1  2

Sold Price

\$280,000

Sold Date

25-Jan-23

Distance

1.59km



32 NORTH STREET KERANG VIC 3579

 3  1  2

Sold Price

Sold Date

08-Jun-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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