

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 or
locality and postcode

58 Nolan Street, Kerang Vic 3579

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$310,000 Property Type House Suburb Kerang

Period - From 08/07/2024 to 07/07/2025 Source Property Data

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
1	1 Cullen St KERANG 3579	\$355,000	24/03/2025
2	103 Victoria St KERANG 3579	\$359,000	14/01/2025
3	118 Victoria St KERANG 3579	\$360,000	06/12/2024

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:

08/07/2025 13:37



Nikita Powney
0354522494
0413 462 562

nikita@platinmhomesales.com.au

Indicative Selling Price

\$345,000 - \$365,000

Median House Price

08/07/2024 - 07/07/2025: \$310,000



3 1 1

Property Type: House
Land Size: 1009 sqm approx
Agent Comments

Comparable Properties

1 Cullen St KERANG 3579 (VG)

Agent Comments

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Price: \$355,000
Method: Sale
Date: 24/03/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 990 sqm approx

103 Victoria St KERANG 3579 (VG)

Agent Comments

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Price: \$359,000
Method: Sale
Date: 14/01/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx

118 Victoria St KERANG 3579 (VG)

Agent Comments

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Price: \$360,000
Method: Sale
Date: 06/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1000 sqm approx