

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

70 Boundary Street, Kerang Vic 3579

Indicative selling price

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

Single price \$255,000

Median sale price

Median price \$315,000

Property Type House

Suburb Kerang

Period - From 07/08/2024

to 06/08/2025

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	5 Canonsgate Av KERANG 3579	\$250,000	21/07/2025
2	8 Scoresby St KERANG 3579	\$245,000	30/05/2025
3	76 Boundary St KERANG 3579	\$230,000	17/12/2024

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:

07/08/2025 21:30

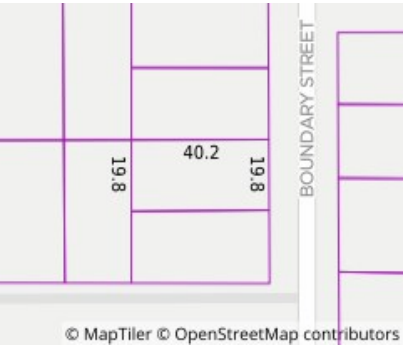


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Indicative Selling Price
\$255,000

Median House Price
07/08/2024 - 06/08/2025: \$315,000



Property Type: House (Previously Occupied - Detached)
Land Size: 800 sqm approx
Agent Comments

Comparable Properties



5 Canonsgate Av KERANG 3579 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 538 sqm approx



8 Scoresby St KERANG 3579 (VG)

Agent Comments



Price: \$245,000
Method: Sale
Date: 30/05/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 509 sqm approx



76 Boundary St KERANG 3579 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 17/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 770 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494



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