

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

17 ANDREW 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Kerang

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 CULLEN STREET KERANG VIC 3579	\$355,000	24-Mar-25
27 SHADFORTH STREET KERANG VIC 3579	\$340,000	30-Sep-24
57 MURRAY STREET KERANG VIC 3579	\$325,000	17-May-25

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: 10 September 2025

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1 CULLEN STREET KERANG VIC 3579

 3  1  2

Sold Price

\$355,000

Sold Date

24-Mar-25

Distance

0.29km



27 SHADFORTH STREET KERANG VIC 3579

 3  1  4

Sold Price

\$340,000

Sold Date

30-Sep-24

Distance

0.67km



57 MURRAY STREET KERANG VIC 3579

 3  1  4

Sold Price

\$325,000

Sold Date

17-May-25

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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