

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

9 Muir Avenue, Kerang Vic 3579

Indicative selling price

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

Single price \$435,000

Median sale price

Median price \$318,500

Property Type House

Suburb Kerang

Period - From 02/12/2024

to 01/12/2025

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	6 Richardson St KERANG 3579	\$432,500	28/07/2025
2	113 Cleeland PI KERANG 3579	\$415,000	16/05/2025
3	30 Park Rd KERANG 3579	\$420,000	10/01/2025

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:

02/12/2025 21:02

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Indicative Selling Price

\$435,000

Median House Price

02/12/2024 - 01/12/2025: \$318,500



 3  1 

Property Type: House (Previously Occupied - Detached)

Land Size: 1100 sqm approx

Agent Comments

Comparable Properties



6 Richardson St KERANG 3579 (REI)

Agent Comments

 4  2  2

Price: \$432,500

Method: Private Sale

Date: 28/07/2025

Property Type: House

Land Size: 667 sqm approx



113 Cleeland PI KERANG 3579 (REI)

Agent Comments

 3  1  2

Price: \$415,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 580 sqm approx



30 Park Rd KERANG 3579 (REI/VG)

Agent Comments

 3  2  9

Price: \$420,000

Method: Private Sale

Date: 10/01/2025

Property Type: House

Land Size: 1000 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494