

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	2 SWAN STREET KERANG VIC 3579
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$260,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$315,000	Property type	House	Suburb	Kerang
Period-from	01 Jan 2025	to	31 Dec 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
10 DUNLOP STREET KERANG VIC 3579	\$255,000	24-Jul-25
10 TAVERNER COURT KERANG VIC 3579	\$265,000	22-Aug-25
40 CARBINE STREET KERANG VIC 3579	\$275,000	17-Jul-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.

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10 DUNLOP STREET KERANG VIC 3579 Sold Price **\$255,000** Sold Date **24-Jul-25**

 3  1  3

Distance **1.77km**



10 TAVERNER COURT KERANG VIC 3579 Sold Price **\$265,000** Sold Date **22-Aug-25**

 3  1  1

Distance **0.26km**



40 CARBINE STREET KERANG VIC 3579 Sold Price **\$275,000** Sold Date **17-Jul-25**

 3  1  1

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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