

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 57 Murray Street, Kerang Vic 3579
Including suburb or locality and postcode

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$330,000 Property Type House Suburb Kerang

Period - From 10/04/2024 to 09/04/2025 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	103 Victoria St KERANG 3579	\$359,000	14/01/2025
2	118 Victoria St KERANG 3579	\$360,000	06/12/2024
3	27 Shadforth St KERANG 3579	\$340,000	30/09/2024

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: 10/04/2025 21:29



Property Type: House (Res)

Land Size: 1100 sqm approx

Agent Comments

Comparable Properties

103 Victoria St KERANG 3579 (VG)

Agent Comments



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



Price: \$360,000

Method: Sale

Date: 06/12/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 1000 sqm approx

27 Shadforth St KERANG 3579 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 30/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 648 sqm approx