

# 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 43 Albert 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](http://consumer.vic.gov.au/underquoting)

Single price \$235,000

### Median sale price

Median price \$255,000

Property Type Unit

Suburb Kerang

Period - From 22/02/2024

to 21/02/2025

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	3/182 Boundary St KERANG 3579	\$172,000	08/06/2024
2	3/127 Boundary St KERANG 3579	\$240,000	20/05/2024
3	2/127 Boundary St KERANG 3579	\$200,000	27/02/2024

**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:

22/02/2025 08:04



**Property Type:** House - Duplex  
(Conjoined)

**Land Size:** 226 sqm approx

Agent Comments

**Indicative Selling Price**

\$235,000

**Median Unit Price**

22/02/2024 - 21/02/2025: \$255,000

## Comparable Properties

**3/182 Boundary St KERANG 3579 (VG)**

Agent Comments



**Price:** \$172,000

**Method:** Sale

**Date:** 08/06/2024

**Property Type:** Flat/Unit/Apartment (Res)

**3/127 Boundary St KERANG 3579 (VG)**

Agent Comments



**Price:** \$240,000

**Method:** Sale

**Date:** 20/05/2024

**Property Type:** Flat/Unit/Apartment (Res)

**2/127 Boundary St KERANG 3579 (VG)**

Agent Comments



**Price:** \$200,000

**Method:** Sale

**Date:** 27/02/2024

**Property Type:** Flat/Unit/Apartment (Res)

Account - PLATINUM HOME SALES | P: 03 5452 2494



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