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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and
 postcode

76 Boundary 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

\$119,000

or range
 between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$177,000

*House

X

*Unit

Suburb

Kerang

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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

49 Marne Street Kerang VIC 3579	\$115,000	30-Nov-17
80 Pay Street Kerang VIC 3579	\$145,000	05-Jul-18
119 Boundary Street Kerang VIC 3579	\$115,000	04-Jun-18

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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49 Marne Street Kerang VIC 3579 Sold Price **\$115,000** Sold Date **30-Nov-17**
Distance **0.17km**

 2  1  1



80 Pay Street Kerang VIC 3579 Sold Price **\$145,000** Sold Date **05-Jul-18**
Distance **0.27km**

 3  1  1



119 Boundary Street Kerang VIC 3579 Sold Price **\$115,000** Sold Date **04-Jun-18**
Distance **0.41km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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