

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Lyall Avenue, Kerang Vic 3579

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$167,000

Property Type

House

Suburb

Kerang

Period - From

07/07/2019

to

06/07/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	33 Lyall Av KERANG 3579	\$315,000	30/03/2020
2	68 Marne St KERANG 3579	\$313,000	25/03/2020
3			

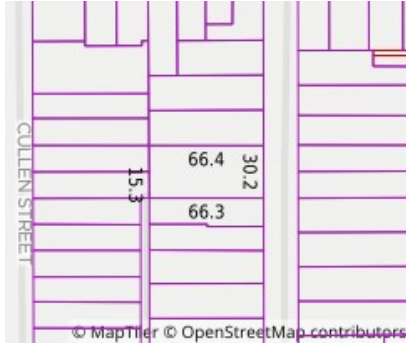
OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/07/2020 14:30

36 Lyall Avenue, Kerang Vic 3579



Property Type: House (Previously Occupied - Detached)

Land Size: 2100 sqm approx

Agent Comments

Indicative Selling Price

\$325,000

Median House Price

07/07/2019 - 06/07/2020: \$167,000

Comparable Properties

33 Lyall Av KERANG 3579 (VG)

Agent Comments



Price: \$315,000

Method: Sale

Date: 30/03/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 1400 sqm approx



68 Marne St KERANG 3579 (VG)

Agent Comments



Price: \$313,000

Method: Sale

Date: 25/03/2020

Property Type: House (Previously Occupied - Detached)

Land Size: 794 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.