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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

81 Marne 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

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$177,000

*House

X

*Unit

Suburb

Kerang

Period-from

01 Jun 2018

to

31 May 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













80 Pay Street Kerang VIC 3579	\$145,000	05-Jul-18
42 Lyall Avenue Kerang VIC 3579	\$145,000	27-Mar-18
31 Maxwell Street Kerang VIC 3579	\$152,000	14-Sep-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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	80 Pay Street Kerang VIC 3579	Sold Price	\$145,000	Sold Date	05-Jul-18
 3  1  1				Distance	0.15km
	42 Lyall Avenue Kerang VIC 3579	Sold Price		Sold Date	27-Mar-18
 3  1  3				Distance	0.35km
	31 Maxwell Street Kerang VIC 3579	Sold Price	\$152,000	Sold Date	14-Sep-18
 3  1  1				Distance	1.13km

RS = Recent sale UN = Undisclosed Sale

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