

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
Including suburb and
postcode

146 Victoria 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

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$233,500

Property type

House

Suburb

Kerang

Period-from

01 Mar 2021

to

28 Feb 2022

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

14 Wellington Street Kerang VIC 3579	\$215,000	07-May-21
125 Victoria Street Kerang VIC 3579	\$205,000	12-Nov-20
185 Westblade Avenue Kerang VIC 3579	\$250,000	21-Jun-21

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: 03 March 2022



14 Wellington Street Kerang VIC 3579

Sold Price

\$215,000

Sold Date

07-May-21

 4  2  6

Distance

1.41km



125 Victoria Street Kerang VIC 3579

Sold Price

\$205,000

Sold Date

12-Nov-20

 3  2  3

Distance

0.47km



185 Westblade Avenue Kerang VIC 3579

Sold Price

\$250,000

Sold Date

21-Jun-21

 4  2  4

Distance

0.67km



42 Albert Street Kerang VIC 3579

Sold Price

\$225,000

Sold Date

17-Mar-21

 3  2  2

Distance

0.77km



235 Westblade Avenue Kerang VIC 3579

Sold Price

\$183,000

Sold Date

20-Feb-21

 4  1  4

Distance

0.35km



74 Wyndham Street Kerang VIC 3579

Sold Price

\$225,000

Sold Date

25-Mar-21

 3  2  1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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7 Dunlop Street Kerang VIC 3579

Sold Price

\$232,500

Sold Date

12-Nov-20

 3  2  3

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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