

Gillies & Co Real Estate Pty Ltd

ABN: 85 613 103 263 Officer in Effective Control - Margaret Gillies

69 Wellington Street, Kerang, Vic, 3579

Property – The building blocks to your wealth and security

Phone: 03 5452 2766

Fax: 03 5452 2799

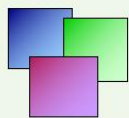
Mob: 0419 889 141

Email: reception@gilliesandco.com.au

STATEMENT OF INFORMATION

93 PAY STREET, KERANG, VIC 3579

PREPARED BY LACHIE GILLIES, GILLIES & CO REAL ESTATE



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



93 PAY STREET, KERANG, VIC 3579

2 1 1

Indicative Selling Price

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

Price Range: \$150,000 to \$165,000

Provided by: Lachie Gillies, M Gillies & Co Real Estate

MEDIAN SALE PRICE



KERANG, VIC, 3579

Suburb Median Sale Price (House)

\$175,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



32 NUGGET ST, KERANG, VIC 3579

2 1 -

Sale Price

***\$55,000**

Sale Date: 30/06/2017

Distance from Property: 2km



100 NOLAN ST, KERANG, VIC 3579

2 1 1

Sale Price

Price Withheld

Sale Date: 30/05/2017

Distance from Property: 1.7km



1 MCKENZIE ST, KERANG, VIC 3579

2 1 1

Sale Price

\$175,599

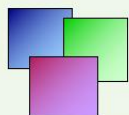
Sale Date: 19/05/2017

Distance from Property: 1.7km



This report has been compiled on 29/08/2017 by M Gillies & Co Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 TAVERNER CRT, KERANG, VIC 3579

3 2 2

Sale Price

***\$125,000**

Sale Date: 21/07/2017

Distance from Property: 1.5km



88 WYNDHAM ST, KERANG, VIC 3579

3 1 3

Sale Price

\$145,000

Sale Date: 01/06/2017

Distance from Property: 1.3km



14 DUNLOP ST, KERANG, VIC 3579

3 1 4

Sale Price

\$186,000

Sale Date: 31/03/2017

Distance from Property: 436m



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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

93 PAY STREET, KERANG, VIC 3579

Indicative selling price

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

Price Range:

\$150,000 to \$165,000

Median sale price

Median price

\$175,000

House

X

Unit

Suburb

KERANG

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
32 NUGGET ST, KERANG, VIC 3579	*\$55,000	30/06/2017
100 NOLAN ST, KERANG, VIC 3579	Price Withheld	30/05/2017
1 MCKENZIE ST, KERANG, VIC 3579	\$175,599	19/05/2017
7 TAVERNER CRT, KERANG, VIC 3579	*\$125,000	21/07/2017

88 WYNDHAM ST, KERANG, VIC 3579	\$145,000	01/06/2017
14 DUNLOP ST, KERANG, VIC 3579	\$186,000	31/03/2017