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

67 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	\$255,000	or range between	&	
Median sale price				
(*Delete house or unit as app	licable)			
Γ				

Median Price	\$275,000	Property type		House		Suburb	Kerang
Period-from	01 Jul 2022	to	30 Jun 2	2023	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	
82 PAY STREET KERANG VIC 3579	\$275,000	30-Sep-22	
103 BENDIGO ROAD KERANG VIC 3579	\$250,000	21-Dec-22	
62 MARNE STREET KERANG VIC 3579	\$240,000	07-Mar-22	

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: 31 July 2023

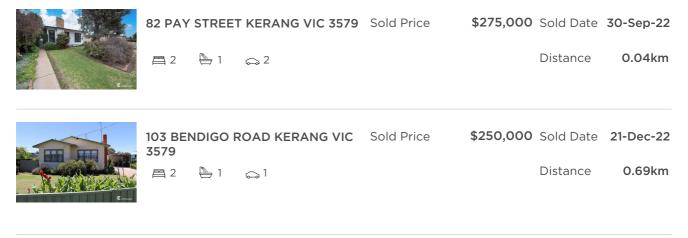


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62 MARNE STREET KERANG VIC 3579		Sold Price	\$240,000	Sold Date	07-Mar-22	
昌 2	1	ç⇒ 2			Distance	0.09km

RS = Recent sale UN = Undisclosed Sale

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