



Graeme Hayes

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## STATEMENT OF INFORMATION

Prepared on 09 Apr 2019

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

10 Hawthorne Court Kerang VIC 3579

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### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$120,000

### Median Sale Price

\$177,500 Houses in Kerang between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>78 Lilac Avenue Kerang VIC 3579</b>	Sold Price	<b>\$91,000</b>	Sold Date	<b>21-Sep-18</b>
3  1  2				Distance	<b>0.4km</b>
	<b>7 McCann Crescent Kerang VIC 3579</b>	Sold Price	<b>\$67,000</b>	Sold Date	<b>08-Mar-19</b>
3  1  -				Distance	<b>0.45km</b>
	<b>4 Swan Street Kerang VIC 3579</b>	Sold Price	<b>\$60,000</b>	Sold Date	<b>21-Sep-18</b>
3  1  -				Distance	<b>0.69km</b>

RS = Recent sale

UN = Undisclosed Sale

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**6 Taverner Court Kerang VIC 3579** Sold Price **\$85,000** Sold Date **21-Sep-18**

3 1 -

Distance **0.71km**

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**UN** = Undisclosed Sale

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