

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

84 Pay 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

\$100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$210,000

Property type

House

Suburb

Kerang

Period-from

01 Aug 2020

to

31 Jul 2021

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	\$175,000	27-Apr-21
90 Pay Street Kerang VIC 3579	\$110,000	16-Oct-20
80 Marne Street Kerang VIC 3579	\$110,000	05-Mar-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: 31 August 2021



80 Pay Street Kerang VIC 3579

Sold Price

\$175,000

Sold Date

27-Apr-21

 3  1  2

Distance

0.03km

Notes from your agent

Most recent sale \$175,000 Unconditional waiting on settlement. Same construction and layout.



90 Pay Street Kerang VIC 3579

Sold Price

\$110,000

Sold Date

16-Oct-20

 3  1  -

Distance

0.05km



80 Marne Street Kerang VIC 3579

Sold Price

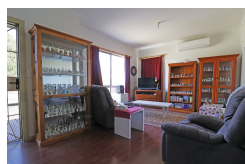
Sold Date

05-Mar-21

 2  1  -

Distance

0.14km



87 Pay Street Kerang VIC 3579

Sold Price

\$140,000

Sold Date

10-Dec-20

 3  1  1

Distance

0.08km



93 Pay Street Kerang VIC 3579

Sold Price

\$130,000

Sold Date

21-Jan-20

 3  1  1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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