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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

210 Westblade Avenue 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

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$175,000

*House

X

*Unit

Suburb

Kerang

Period-from

01 Aug 2018

to

31 Jul 2019

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

6 Nugget Street Kerang VIC 3579	\$161,500	18-Jul-19
31 Maxwell Street Kerang VIC 3579	\$152,000	14-Sep-18
10 Lyall Avenue Kerang VIC 3579	\$162,000	29-Nov-18

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: 19 August 2019

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6 Nugget Street Kerang VIC 3579

Sold Price

\$161,500

Sold Date

18-Jul-19

 3  1  1

Distance

0.44km



31 Maxwell Street Kerang VIC 3579

Sold Price

\$152,000

Sold Date

14-Sep-18

 3  1  1

Distance

0.92km



10 Lyall Avenue Kerang VIC 3579

Sold Price

\$162,000

Sold Date

29-Nov-18

 3  1  1

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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