

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

6 Wise 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

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$178,500

Property type

House

Suburb

Kerang

Period-from

01 Jan 2019

to

31 Dec 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

8 Marne Street Kerang VIC 3579	\$392,500	15-Mar-19
10 Marne Street Kerang VIC 3579	\$390,000	07-Aug-18
87 Marne Street Kerang VIC 3579	\$415,000	15-Feb-19

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: 16 January 2020



8 Marne Street Kerang VIC 3579

Sold Price

\$392,500

Sold Date

15-Mar-19

 4  2  2

Distance

0.28km



10 Marne Street Kerang VIC 3579

Sold Price

\$390,000

Sold Date

07-Aug-18

 4  2  2

Distance

0.25km



87 Marne Street Kerang VIC 3579

Sold Price

\$415,000

Sold Date

15-Feb-19

 4  2  2

Distance

0.55km



108 Cleeland Place Kerang VIC 3579

Sold Price

\$410,000

Sold Date

08-Feb-19

 4  3  2

Distance

2.48km



33 Nugget Street Kerang VIC 3579

Sold Price

\$430,000

Sold Date

12-Oct-18

 5  2  2

Distance

2.51km

RS = Recent sale

UN = Undisclosed Sale

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