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

78 BOUNDARY 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	\$320,000	or range between	&	
Median sale price				
(*Delete house or unit as app	licable)			

Median Price	\$250,000	Prope	erty type		House	Suburb	Kerang
Period-from	01 Sep 2021	to	31 Aug 2	2022	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
52 NOLAN STREET KERANG VIC 3579	\$335,000	24-Jun-22
62 NOLAN STREET KERANG VIC 3579	\$320,000	13-Apr-21
19 DUNLOP STREET KERANG VIC 3579	\$300,000	23-Dec-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: 29 September 2022



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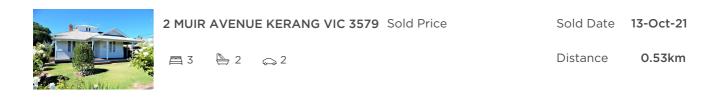
- Here	52 NOLAN STREET KERANG VIC 3579			Sold Price	\$335,000	Sold Date	24-Jun-22
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62 NOLAN STREET KERANG VIC 3579			Sold Price	\$320,000	Sold Date	13-Apr-21
	2 🚔	ç⊒ 4			Distance	1.41km



	19 DUNLOP STREET KERANG VIC			Sold Price	\$300,000	Sold Date	23-Dec-21
-	₫ 3	۹ ال	⇔ 4			Distance	0.3km



RS = Recent sale UN = Undisclosed Sale

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