

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 or
locality and postcode

145 Victoria Street, Kerang Vic 3579

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$185,000

Median sale price

Median price \$130,000

House

X

Unit

Suburb or locality Kerang

Period - From 01/07/2018

to

30/06/2019

Source REIV

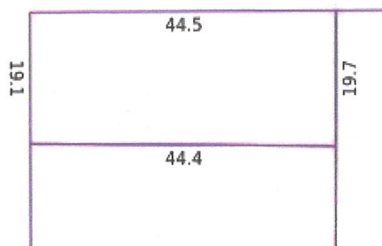
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	129 Victoria St KERANG 3579	\$190,000	11/12/2018
2	112 Victoria St KERANG 3579	\$177,000	17/08/2018
3	30 North St KERANG 3579	\$175,000	02/05/2019

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 eighteen months.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price

\$185,000

Median House Price

Year ending June 2019: \$130,000

Comparable Properties



129 Victoria St KERANG 3579 (VG)

Agent Comments



Price: \$190,000

Method: Sale

Date: 11/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 760 sqm approx



112 Victoria St KERANG 3579 (VG)

Agent Comments



Price: \$177,000

Method: Sale

Date: 17/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 1046 sqm approx



30 North St KERANG 3579 (VG)

Agent Comments



Price: \$175,000

Method: Sale

Date: 02/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx