

Gillies & Co Real Estate Pty Ltd

ABN: 85 613 103 263 Officer in Effective Control - Margaret Gillies

69 Wellington Street, Kerang, Vic, 3579

Property – The building blocks to your wealth and security

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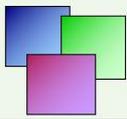
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STATEMENT OF INFORMATION

80 PAY STREET, KERANG, VIC 3579

PREPARED BY GILLIES & CO PTY LTD, 69 WELLINGTON STREET KERANG



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



80 PAY STREET, KERANG, VIC 3579

3 1 1

Indicative Selling Price

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

Price Range: **140,000 to 145,000**

MEDIAN SALE PRICE



KERANG, VIC, 3579

Suburb Median Sale Price (House)

\$161,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



137 BOUNDARY ST, KERANG, VIC 3579

3 2 1

Sale Price

\$145,000

Sale Date: 09/11/2017

Distance from Property: 512m



47 FITZROY ST, KERANG, VIC 3579

3 1 2

Sale Price

\$135,000

Sale Date: 28/08/2017

Distance from Property: 1.1km



111 BOUNDARY ST, KERANG, VIC 3579

3 1 2

Sale Price

\$156,000

Sale Date: 25/08/2017

Distance from Property: 129m



This report has been compiled on 11/01/2018 by Gillies & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

80 PAY STREET, KERANG, VIC 3579

Indicative selling price

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

Price Range: 140,000 to 145,000

Median sale price

Median price \$161,000

House

Unit

Suburb

KERANG

Period

01 January 2017 to 31 December 2017

Source

 pricefinder

Comparable property sales

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
137 BOUNDARY ST, KERANG, VIC 3579	\$145,000	09/11/2017
47 FITZROY ST, KERANG, VIC 3579	\$135,000	28/08/2017
111 BOUNDARY ST, KERANG, VIC 3579	\$156,000	25/08/2017