

## 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

2/61 SHADFORTH STREET KERANG VIC 3579

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$277,500

Property type

Other

Suburb

Kerang

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/87 VICTORIA STREET KERANG VIC 3579	\$283,000	07-Feb-22
1/40-44 FITZROY STREET KERANG VIC 3579	\$280,000	09-Sep-22
2/83 WELLINGTON STREET KERANG VIC 3579	\$275,000	06-Oct-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.

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**1/87 VICTORIA STREET KERANG  
VIC 3579**

 2  1  1

Sold Price

**\$283,000**

Sold Date **07-Feb-22**

Distance **0.43km**



**1/40-44 FITZROY STREET KERANG  
VIC 3579**

 2  1  1

Sold Price

**\$280,000**

Sold Date **09-Sep-22**

Distance **0.46km**



**2/83 WELLINGTON STREET  
KERANG VIC 3579**

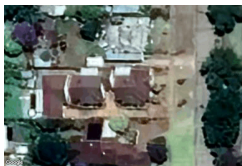
 2  1  1

Sold Price

**\$275,000**

Sold Date **06-Oct-21**

Distance **0.74km**



**1/64 FITZROY STREET KERANG  
VIC 3579**

 2  1  1

Sold Price

**\$305,000**

Sold Date **29-Oct-21**

Distance **0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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