

## 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

10 NUGGET STREET KERANG VIC 3579

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$270,000

Property type

Other

Suburb

Kerang

Period-from

01 Sep 2022

to

31 Aug 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

204 WESTBLADE AVENUE KERANG VIC 3579	\$265,000	18-Jan-23
26 DUNLOP STREET KERANG VIC 3579	\$305,000	24-Dec-22
27 MAXWELL STREET KERANG VIC 3579	\$325,000	17-Jan-23

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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**204 WESTBLADE AVENUE  
KERANG VIC 3579**

 3  1  2

Sold Price **\$265,000** Sold Date **18-Jan-23**

Distance **0.51km**



**26 DUNLOP STREET KERANG VIC  
3579**

 3  1  2

Sold Price **\$305,000** Sold Date **24-Dec-22**

Distance **2km**



**27 MAXWELL STREET KERANG VIC  
3579**

 3  1  2

Sold Price **\$325,000** Sold Date **17-Jan-23**

Distance **1.28km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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