

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

4 Mourilyan Street, Kerang Vic 3579

Indicative selling price

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

Single price

\$265,000

Median sale price

Median price

\$315,000

Property Type

House

Suburb

Kerang

Period - From

20/08/2023

to

19/08/2024

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 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	12 Mccann Cr KERANG 3579	\$185,000	16/01/2024
2	54 Park Rd KERANG 3579	\$250,000	05/10/2023
3	58 Fitzroy St KERANG 3579	\$225,000	15/08/2023

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:

20/08/2024 13:58



3 1 2

Property Type: House
Land Size: 595 sqm approx
Agent Comments

Indicative Selling Price

\$265,000

Median House Price

20/08/2023 - 19/08/2024: \$315,000

Comparable Properties



12 Mccann Cr KERANG 3579 (REI/VG)

Agent Comments

3 1 1

Price: \$185,000
Method: Private Sale
Date: 16/01/2024
Property Type: House
Land Size: 616 sqm approx



54 Park Rd KERANG 3579 (REI/VG)

Agent Comments

2 1 2

Price: \$250,000
Method: Private Sale
Date: 05/10/2023
Property Type: House
Land Size: 741 sqm approx



58 Fitzroy St KERANG 3579 (REI)

Agent Comments

2 1 2

Price: \$225,000
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 696 sqm approx