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

58 Nolan Street Kerang VIC 3579

Indicative selling price

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

Single Price	\$249,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$196,000	Property type		House		Suburb	Kerang
Period-from	01 Apr 2020	to	31 Mar 2	2021	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
77 Wyndham Street Kerang VIC 3579	\$235,000	10-Feb-21
98 Victoria Street Kerang VIC 3579	\$254,000	10-Dec-20
73 Nolan Street Kerang VIC 3579	\$230,000	25-Oct-19

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: 16 April 2021



consumer.vic.gov.au



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Sold Price \$235,000 Sold Date 10-Feb-21 77 Wyndham Street Kerang VIC Distance 昌 2 2 \square 1

0.15km

\$230,000 Sold Date 25-Oct-19



\$254,000 Sold Date 10-Dec-20 98 Victoria Street Kerang VIC 3579 Sold Price Distance 0.27km 圔 3 1 🚔 ۵3



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135 Vict	toria Sti	reet Kerang VIC 357	79 Sold Price	\$250,000	Sold Date	10-Nov-19
昌 3	1 🖳	ç⇒ 2			Distance	0.54km

Sold Price



6 Score	esby Str	eet Kerang VIC 3579	Sold Price	\$240,000	Sold Date	16-Dec-20
昌 3	1	⇔ 1			Distance	0.64km



\$230,000 Sold Date 15-Oct-20 59 Murray Street Kerang VIC 3579 Sold Price 0.76km Distance 酉 3 1 🚔 ເລ 1

RS = Recent sale UN = Undisclosed Sale

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73 Nolan Street Kerang VIC 3579



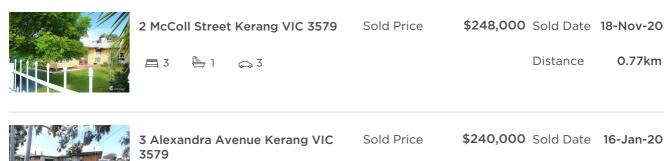
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Distance

0.9km



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