



Graeme Hayes
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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

6 Park Road 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

\$30,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$61,000

*House

*Unit

Suburb

Kerang

Period-from

01 Sep 2018

to

31 Aug 2019

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

| | | |
|------------------------------------|----------|-----------|
| 17 Jane Road Kerang VIC 3579 | \$30,000 | 14-Jan-19 |
| 7-9 William Street Kerang VIC 3579 | \$25,000 | 01-Dec-18 |
| 21 Marne Street Kerang VIC 3579 | \$57,000 | 17-Jan-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: 06 September 2019

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| | | | | |
|------------------------------|------------|----------|-----------|-----------|
| 17 Jane Road Kerang VIC 3579 | Sold Price | \$30,000 | Sold Date | 14-Jan-19 |
|------------------------------|------------|----------|-----------|-----------|

| | | |
|---|---|---|
| 4 | 2 | - |
|---|---|---|

| | |
|----------|--------|
| Distance | 0.38km |
|----------|--------|

| | | | | |
|------------------------------------|------------|----------|-----------|-----------|
| 7-9 William Street Kerang VIC 3579 | Sold Price | \$25,000 | Sold Date | 01-Dec-18 |
|------------------------------------|------------|----------|-----------|-----------|

| | | |
|---|---|---|
| - | - | - |
|---|---|---|

| | |
|----------|--------|
| Distance | 0.65km |
|----------|--------|



| | | | | |
|---------------------------------|------------|----------|-----------|-----------|
| 21 Marne Street Kerang VIC 3579 | Sold Price | \$57,000 | Sold Date | 17-Jan-19 |
|---------------------------------|------------|----------|-----------|-----------|

| | | |
|---|---|---|
| - | - | - |
|---|---|---|

| | |
|----------|--------|
| Distance | 1.57km |
|----------|--------|

RS = Recent sale UN = Undisclosed Sale

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