

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

90 Lilac Avenue 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

\$159,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$167,000

Property type

House

Suburb

Kerang

Period-from

01 Jul 2019

to

30 Jun 2020

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

81 Marne Street Kerang VIC 3579	\$148,000	12-Jul-19
210 Westblade Avenue Kerang VIC 3579	\$150,000	09-Sep-19
42 Albert Street Kerang VIC 3579	\$165,000	06-Mar-20

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: 10 July 2020



81 Marne Street Kerang VIC 3579 Sold Price **\$148,000** Sold Date **12-Jul-19**
Distance **1.39km**
4 beds 1 bathroom 5 car spaces



210 Westblade Avenue Kerang VIC 3579 Sold Price **\$150,000** Sold Date **09-Sep-19**
Distance **0.44km**
3 beds 1 bathroom 2 car spaces



42 Albert Street Kerang VIC 3579 Sold Price ^{RS} **\$165,000** ^{UN} Sold Date **06-Mar-20**
Distance **0.66km**
3 beds 2 bathrooms 2 car spaces



181 Boundary Street Kerang VIC 3579 Sold Price **\$151,000** Sold Date **20-Feb-20**
Distance **0.68km**
3 beds 1 bathroom 1 car space



6 Nugget Street Kerang VIC 3579 Sold Price **\$161,500** Sold Date **18-Jul-19**
Distance **0.72km**
3 beds 2 bathrooms 1 car space



15 East Street Kerang VIC 3579 Sold Price **\$149,000** Sold Date **16-Dec-19**
Distance **0.9km**
3 beds 1 bathroom 3 car spaces

RS = Recent sale UN = Undisclosed Sale

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7 Croton Street Kerang VIC 3579

Sold Price

\$155,000

Sold Date

27-Jun-19

 3  1  4

Distance

1.33km



17 Croton Street Kerang VIC 3579

Sold Price

\$167,000

Sold Date

10-Sep-19

 3  1  1

Distance

1.34km



21 Cullen Street Kerang VIC 3579

Sold Price

\$159,000

Sold Date

12-Mar-20

 2  1  3

Distance

1.44km



97 Boundary Street Kerang VIC 3579

Sold Price

\$168,000

Sold Date

20-Dec-19

 3  1  -

Distance

1.52km



4 Dunlop Street Kerang VIC 3579

Sold Price

\$166,000

Sold Date

19-Nov-19

 3  1  2

Distance

1.53km

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