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 Propert		erty type	House		Suburb	Kerang
Period-from	01 Jul 2019	to	30 Jun 2	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

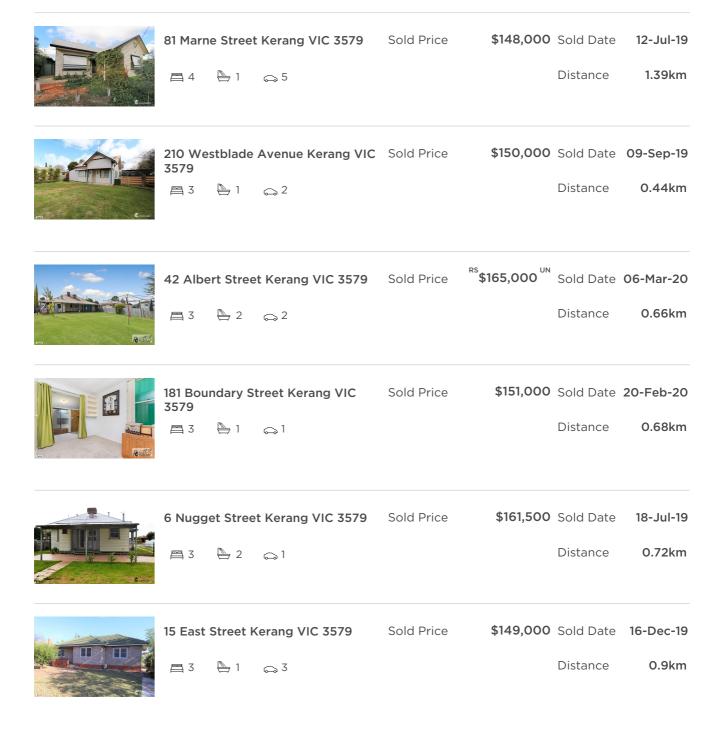


consumer.vic.gov.au



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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
4	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



4 Dunlop Street Kerang VIC 3579			Sold Price	\$166,000	Sold Date	19-Nov-19
昌 3) الله ال	ç⊒ 2			Distance	1.53km

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