

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

156 Boundary Street, Kerang Vic 3579

Indicative selling price

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

Single price

\$110,000

Median sale price

Median price

\$107,000

House

X

Unit

Suburb or locality

Kerang

Period - From

01/04/2018

to

31/03/2019

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 eighteen 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	108 Lilac Av KERANG 3579	\$122,000	20/12/2018
2	16 Burke St KERANG 3579	\$120,000	06/02/2018
3	5 Yeo St KERANG 3579	\$109,000	22/01/2018

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 eighteen months.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 550 sqm approx

Agent Comments

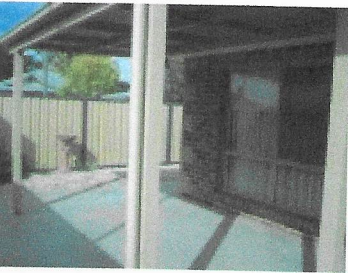
Indicative Selling Price

\$110,000

Median House Price

Year ending March 2019: \$107,000

Comparable Properties



108 Lilac Av KERANG 3579 (VG)



Agent Comments

Price: \$122,000

Method: Sale

Date: 20/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 570 sqm approx



16 Burke St KERANG 3579 (REI/VG)



Agent Comments

Price: \$120,000

Method: Private Sale

Date: 06/02/2018

Rooms: 4

Property Type: House

Land Size: 1100 sqm approx



5 Yeo St KERANG 3579 (VG)



Agent Comments

Price: \$109,000

Method: Sale

Date: 22/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx