

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

10 Croton Street, Kerang Vic 3579

Indicative selling price

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

Range between \$255,000 & \$265,000

Median sale price

Median price \$310,000 Property Type House Suburb Kerang

Period - From 19/11/2023 to 18/11/2024 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 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
1	5 Mccann Cr KERANG 3579	\$255,000	31/10/2024
2	4 Mourilyan St KERANG 3579	\$250,000	03/09/2024
3	69 Pay St KERANG 3579	\$250,000	11/06/2024

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:

19/11/2024 16:58

Indicative Selling Price

\$255,000 - \$265,000

Median House Price

19/11/2023 - 18/11/2024: \$310,000



Property Type: Department of Housing Transfers

Land Size: 570 sqm approx

Agent Comments

Comparable Properties



5 Mccann Cr KERANG 3579 (REI)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 31/10/2024

Property Type: House

Land Size: 618 sqm approx



4 Mourilyan St KERANG 3579 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 03/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

69 Pay St KERANG 3579 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 11/06/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 711 sqm approx