

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

10 LENG STREET 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$112,500

Property type

Land

Suburb

Kerang

Period-from

01 Jul 2022

to

30 Jun 2023

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













11 MUIR AVENUE KERANG VIC 3579	\$375,000	23-Jun-22
107 VICTORIA STREET KERANG VIC 3579	\$325,000	25-Jan-23
29 NORTH STREET KERANG VIC 3579	\$265,000	29-Apr-22

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: 20 July 2023

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	11 MUIR AVENUE KERANG VIC 3579 Sold Price	\$375,000	Sold Date 23-Jun-22
 3  1  2	Distance 0.77km		
	107 VICTORIA STREET KERANG VIC 3579 Sold Price	\$325,000	Sold Date 25-Jan-23
 3  1  2	Distance 1.53km		
	29 NORTH STREET KERANG VIC 3579 Sold Price	\$265,000	Sold Date 29-Apr-22
 3  1  2	Distance 2.42km		

RS = Recent sale UN = Undisclosed Sale

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