

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 Pay 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

\$125,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$167,500

Property type

House

Suburb

Kerang

Period-from

01 Aug 2019

to

31 Jul 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

93 Pay Street Kerang VIC 3579	\$130,000	21-Jan-20
134 Boundary Street Kerang VIC 3579	\$120,000	15-Oct-19
158 Boundary Street Kerang VIC 3579	\$125,000	13-Dec-19

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: 06 August 2020



93 Pay Street Kerang VIC 3579

Sold Price

\$130,000

Sold Date

21-Jan-20

 3  1  1

Distance

0.08km



134 Boundary Street Kerang VIC 3579

Sold Price

\$120,000

Sold Date

15-Oct-19

 3  1  1

Distance

0.35km



158 Boundary Street Kerang VIC 3579

Sold Price

\$125,000

Sold Date

13-Dec-19

 3  1  2

Distance

0.63km



28 Carbine Street Kerang VIC 3579

Sold Price

\$133,000

Sold Date

04-Dec-19

 3  1  3

Distance

1.33km



2 McCann Crescent Kerang VIC 3579

Sold Price

\$115,000

Sold Date

24-Apr-20

 3  1  -

Distance

1.52km



2 Mourilyan Street Kerang VIC 3579

Sold Price

\$122,500

Sold Date

09-Oct-19

 3  1  3

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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47 Carbine Street Kerang VIC 3579 Sold Price **\$117,000** Sold Date **14-Jun-20**

3 1 2

Distance **1.69km**

RS = Recent sale **UN** = Undisclosed Sale

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