

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

212 WESTBLADE 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

\$260,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$270,000

Property type

House

Suburb

Kerang

Period-from

01 Oct 2022

to

30 Sep 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

54 PARK ROAD KERANG VIC 3579	\$250,000	05-Oct-23
53 ALBERT STREET KERANG VIC 3579	\$240,000	23-May-22
58 FITZROY STREET KERANG VIC 3579	\$255,000	22-May-23

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.

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54 PARK ROAD KERANG VIC 3579 Sold Price ^{RS} **\$250,000** Sold Date **05-Oct-23**

 2  1  2

Distance **0.56km**



53 ALBERT STREET KERANG VIC 3579 Sold Price **\$240,000** Sold Date **23-May-22**

 2  1  3

Distance **0.45km**



58 FITZROY STREET KERANG VIC 3579 Sold Price **\$255,000** Sold Date **22-May-23**

 2  1  2

Distance **0.66km**



103 BENDIGO ROAD KERANG VIC 3579 Sold Price **\$250,000** Sold Date **21-Dec-22**

 2  1  1

Distance **1.29km**

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

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