

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

117 Cleeland Place, Kerang Vic 3579

Indicative selling price

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

Range between

\$315,000

&

\$345,000

Median sale price

Median price

\$315,000

Property Type

House

Suburb

Kerang

Period - From

07/05/2024

to

06/05/2025

Source

Property Data

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	1 Yeo St KERANG 3579	\$315,000	18/12/2024
2	33 Burgoyne St KERANG 3579	\$320,000	04/12/2024
3	69 Boundary St KERANG 3579	\$335,000	20/09/2024

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:

07/05/2025 09:24



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Indicative Selling Price

\$315,000 - \$345,000

Median House Price

07/05/2024 - 06/05/2025: \$315,000



3

Property Type: House (Previously Occupied - Detached)
Land Size: 660 sqm approx
Agent Comments

Comparable Properties



1 Yeo St KERANG 3579 (REI)

Agent Comments

3 1 2

Price: \$315,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 579 sqm approx

33 Burgoyne St KERANG 3579 (VG)

Agent Comments

3 - -

Price: \$320,000
Method: Sale
Date: 04/12/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 713 sqm approx

69 Boundary St KERANG 3579 (VG)

Agent Comments

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Price: \$335,000
Method: Sale
Date: 20/09/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 1100 sqm approx

