Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	117 Cleeland Place, Kerang Vic 3579
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$315,000 & \$345,000	Range between	\$315,000	&	\$345,000
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Median sale price

Median price	\$315,000	Pro	perty 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.

Ad	dress 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





Land Size: 660 sqm approx

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



1 Yeo St KERANG 3579 (REI)

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3

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1

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

33 Burgoyne St KERANG 3579 (VG)

3

:



a.

Price: \$320,000

Method: Sale **Date:** 04/12/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 713 sqm approx

Agent Comments

69 Boundary St KERANG 3579 (VG)

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Agent Comments

Price: \$335,000 Method: Sale Date: 20/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 1100 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494





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