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

14 Murrabit Street, Kerang Vic 3579

Indicative selling price

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

Single price \$325,000

Median sale price

Median price	\$330,000	Pro	operty Type Hou	ise	Suburb	Kerang
Period - From	03/04/2024	to	02/04/2025	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.

Ado	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 Shadforth St KERANG 3579	\$315,000	18/12/2023

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:

03/04/2025 13:54









Property Type: House Agent Comments

Nikita Powney 0354522494 0413 462 562 nikita@platinmhomesales.com.au

Indicative Selling Price \$325,000 **Median House Price** 03/04/2024 - 02/04/2025: \$330,000

Comparable Properties



33 Burgoyne St KERANG 3579 (VG)



Agent Comments

Agent Comments

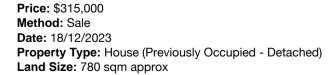


Price: \$320,000 Method: Sale Date: 04/12/2024 Property Type: House (Previously Occupied - Detached) Land Size: 713 sqm approx



69 Shadforth St KERANG 3579 (VG) 4

Agent Comments



Account - PLATINUM HOME SALES | P: 03 5452 2494



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