#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	17 Andrew Street, Kerang Vic 3579
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$330,000

#### Median sale price

Median price	\$330,000	Pro	perty Type	House		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.

### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3a Pyramid Cr KERANG 3579	\$295,000	08/11/2024
2	10 William St KERANG 3579	\$310,000	13/08/2024
3	9 East St KERANG 3579	\$310,000	07/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 13:51
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\$330,000 **Median House Price** 03/04/2024 - 02/04/2025: \$330,000

**Indicative Selling Price** 





## Comparable Properties

3a Pyramid Cr KERANG 3579 (VG)





Agent Comments

Price: \$295,000 Method: Sale Date: 08/11/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 932 sqm approx

10 William St KERANG 3579 (VG)





Agent Comments

Price: \$310,000 Method: Sale Date: 13/08/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 980 sqm approx

9 East St KERANG 3579 (VG)



Agent Comments

Price: \$310,000 Method: Sale Date: 07/08/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 1100 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494





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