

# 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

17 Andrew Street, Kerang Vic 3579

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$330,000

### Median sale price

Median price

\$330,000

Property 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	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 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 13:51



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**Indicative Selling Price**  
\$330,000

**Median House Price**

03/04/2024 - 02/04/2025: \$330,000



3   1   2

**Property Type:** House  
**Agent Comments**

## Comparable Properties

**3a Pyramid Cr KERANG 3579 (VG)**

**Agent Comments**

3   -   -

**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**

3   -   -

**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**

3   -   -

**Price:** \$310,000  
**Method:** Sale  
**Date:** 07/08/2024  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1100 sqm approx

