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	40 Carbine 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 \$300,000

Median sale price

Median price	\$315,000	Pro	perty Type	House		Suburb	Kerang
Period - From	03/06/2024	to	02/06/2025		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	18 Mckenzie St KERANG 3579	\$295,000	18/09/2024
2	149 Victoria St KERANG 3579	\$295,000	03/09/2024
3	84 Lilac Av KERANG 3579	\$275,000	28/02/2024

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:	03/06/2025 18:58









Rooms: 4

Property Type: House Land Size: 640 sqm approx

Agent Comments

Indicative Selling Price \$300,000 **Median House Price**

03/06/2024 - 02/06/2025: \$315,000

Comparable Properties



18 Mckenzie St KERANG 3579 (VG)

Price: \$295,000 Method: Sale Date: 18/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 777 sqm approx

Agent Comments

149 Victoria St KERANG 3579 (VG)





Agent Comments

Agent Comments

Price: \$295,000 Method: Sale Date: 03/09/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 559 sqm approx

84 Lilac Av KERANG 3579 (VG)



Price: \$275,000 Method: Sale Date: 28/02/2024

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Account - PLATINUM HOME SALES | P: 03 5452 2494





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