

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

40 Carbine Street, Kerang Vic 3579

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

Property 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



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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)

Agent Comments

3 - -

Price: \$295,000
Method: Sale
Date: 18/09/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 777 sqm approx

149 Victoria St KERANG 3579 (VG)

Agent Comments

3 - -

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)

Agent Comments

3 - -

Price: \$275,000
Method: Sale
Date: 28/02/2024
Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx