

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 and
postcode

64 PARK ROAD KERANG VIC 3579

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

House

Suburb

Kerang

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

10 ALEXANDRA AVENUE KERANG VIC 3579	\$300,000	02-Dec-24
18 MCKENZIE STREET KERANG VIC 3579	\$295,000	18-Sep-24
56 MURRAY STREET KERANG VIC 3579	\$265,000	05-Mar-25

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.~~

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**10 ALEXANDRA AVENUE KERANG
VIC 3579**

Sold Price

\$300,000

Sold Date

02-Dec-24



1



1



1

Distance

0.16km



**18 MCKENZIE STREET KERANG VIC
3579**

Sold Price

\$295,000

Sold Date

18-Sep-24



3



1



2

Distance

0.55km



**56 MURRAY STREET KERANG VIC
3579**

Sold Price

\$265,000

Sold Date

05-Mar-25



3



1



1

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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