# 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	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$332,500 Proper		erty type	House		Suburb	Suburb Kerang	
Period-from	01 May 2024	to	30 Apr 2	025 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.

This Statement of Information was prepared on: 22 May 2025



consumer.vic.gov.au



Graeme Hayes

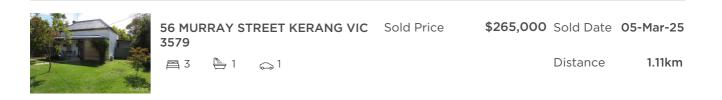
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10 ALEXANDRA AVENUE KERANG VIC 3579			Sold Price	\$300,000	Sold Date	02-Dec-24
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18 MCKENZIE 9 3579	STREET KERANG VIC	Sold Price	\$295,000	Sold Date	18-Sep-24
昌3 👆 1	⇔ <sup>2</sup>			Distance	0.55km



#### RS = Recent sale UN = Undisclosed Sale

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