Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 69 Fitzroy Street, Kerang Vic 3579

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$625,000		&		\$630,000			
Median sale pr	rice							
Median price	\$310,000	Pro	operty Type	Hou	se		Suburb	Kerang
Period - From	08/07/2024	to	07/07/2025		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

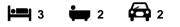
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69 Fitzroy Street, Kerang Vic 3579







Property Type: House Land Size: 830 sqm approx Agent Comments Nikita Powney 0354522494 0413 462 562 nikita@platinmhomesales.com.au

Indicative Selling Price \$625,000 - \$630,000 Median House Price 08/07/2024 - 07/07/2025: \$310,000

Comparable Properties

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 eighteen months.

Account - PLATINUM HOME SALES | P: 03 5452 2494



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