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	27 NOLAN STREET 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~~		or range between	$330,000	&	$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$260,250	Property type	House	Suburb	Kerang
Period-from	01 Dec 2021	to	30 Nov 2022	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
37 NOLAN STREET KERANG VIC 3579	$322,000	27-Nov-21
29 SHADFORTH STREET KERANG VIC 3579	$310,000	22-Jun-21
72 FITZROY STREET KERANG VIC 3579	$340,000	09-Dec-21

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: 14 December 2022

Nutrien Harcourts

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37 NOLAN STREET KERANG VIC 3579

3 1 2

Sold Price **$322,000** Sold Date **27-Nov-21**

Distance **0.08km**



29 SHADFORTH STREET KERANG VIC 3579

4 2 3

Sold Price **$310,000** Sold Date **22-Jun-21**

Distance **0.13km**



72 FITZROY STREET KERANG VIC 3579

3 1 3

Sold Price **$340,000** Sold Date **09-Dec-21**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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