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	60 PAY 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	$430,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$270,000	Property type	House	Suburb	Kerang
Period-from	01 Nov 2022	to	31 Oct 2023	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
45 BENDIGO ROAD KERANG VIC 3579	$440,000	23-Aug-23
107 VICTORIA STREET KERANG VIC 3579	$325,000	25-Jan-23
19 SHADFORTH STREET KERANG VIC 3579	$320,000	01-Sep-22

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: 16 November 2023

Nutrien Harcourts

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45 BENDIGO ROAD KERANG VIC 3579

3 1 2

Sold Price **$440,000** Sold Date **23-Aug-23**

Distance **0.4km**



107 VICTORIA STREET KERANG VIC 3579

3 1 2

Sold Price **$325,000** Sold Date **25-Jan-23**

Distance **1.43km**



19 SHADFORTH STREET KERANG VIC 3579

3 1 2

Sold Price **$320,000** Sold Date **01-Sep-22**

Distance **1.19km**

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

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