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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 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

\$175,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$175,000

\*House

X

\*Unit

Suburb

Kerang

Period-from

01 Jun 2018

to

31 May 2019

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

4 Alexandra Avenue Kerang VIC 3579	\$125,000	08-May-18
118A Lilac Avenue Kerang VIC 3579	\$130,000	08-Aug-18
129 Victoria Street Kerang VIC 3579	\$190,000	11-Dec-18

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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**4 Alexandra Avenue Kerang VIC 3579**

Sold Price

**\$125,000**

Sold Date

**08-May-18**

 3  1  2

Distance

**0.31km**



**118A Lilac Avenue Kerang VIC 3579**

Sold Price

**\$130,000**

Sold Date

**08-Aug-18**

 3  1  2

Distance

**0.77km**



**129 Victoria Street Kerang VIC 3579**

Sold Price

**\$190,000**

Sold Date

**11-Dec-18**

 3  1  2

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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