Graeme Hayes
P (03) 5450 3792
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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	121 Cleeland Place 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	$184,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$170,000	*House	X	~~*Unit~~		Suburb	Kerang
Period-from	01 Jul 2018	to	30 Jun 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
19 Coronation Street Kerang VIC 3579	$165,000	13-Dec-18
13 Andrew Street Kerang VIC 3579	$195,000	26-Feb-19
52 Boundary Street Kerang VIC 3579	$180,000	14-Mar-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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19 Coronation Street Kerang VIC 3579

3 1 1

Sold Price **$165,000** Sold Date **13-Dec-18**

Distance **0.45km**



13 Andrew Street Kerang VIC 3579

3 1 2

Sold Price **$195,000** Sold Date **26-Feb-19**

Distance **1.83km**



52 Boundary Street Kerang VIC 3579

3 1 1

Sold Price **$180,000** Sold Date **14-Mar-18**

Distance **2.65km**

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

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