

STATEMENT OF INFORMATION

2 MOKANA STREET, KERANG, VIC 3579

PREPARED BY ALESIA ATKINS, CHARLES L KING & CO, PHONE: 0428538221

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MOKANA STREET, KERANG, VIC 3579

 3  2  1

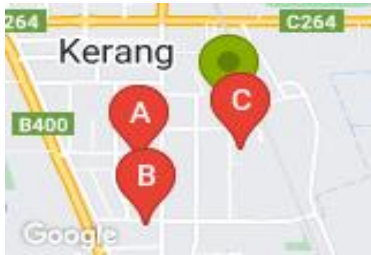
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$290,000 to \$310,000

Provided by: Alesia Atkins, Charles L King & Co

MEDIAN SALE PRICE



KERANG, VIC, 3579

Suburb Median Sale Price (House)

\$295,000

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



4 DUNLOP ST, KERANG, VIC 3579

 3  1  2

Sale Price

\$290,000

Sale Date: 26/03/2024

Distance from Property: 360m



34 MITCHELL ST, KERANG, VIC 3579

 3  -  -

Sale Price

\$310,000

Sale Date: 19/02/2024

Distance from Property: 507m



89 PAY ST, KERANG, VIC 3579

 3  1  1

Sale Price

\$220,000

Sale Date: 12/02/2024

Distance from Property: 143m



This report has been compiled on 30/05/2024 by Charles L King & Co. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 MOKANA STREET, KERANG, VIC 3579


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$290,000 to \$310,000

Median sale price

Median price: \$295,000 Property type: House Suburb: KERANG

Period: 01 April 2023 to 31 March 2024 Source: 

Comparable property sales

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 DUNLOP ST, KERANG, VIC 3579	\$290,000	26/03/2024
34 MITCHELL ST, KERANG, VIC 3579	\$310,000	19/02/2024
89 PAY ST, KERANG, VIC 3579	\$220,000	12/02/2024

This Statement of Information was prepared on: 30/05/2024