Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
95 LILAC AVENUE 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)						
\$235,000		or range between			&	
Median sale price (*Delete house or unit as applicable)						
\$285,000	Property type			House	Suburb	Kerang
01 May 2023	to 30 Apr 2024		Sour	ce	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						
RANG VIC 3579					\$220,000	12-Feb-24
	95 LILAC AVEI e see consumer.vic \$235,000 plicable) \$285,000 01 May 2023 ales (*Delete A properties sold with t's representative coperty	95 LILAC AVENUE K e see consumer.vic.gov.au \$235,000 plicable) \$285,000 Prop 01 May 2023 to ales (*Delete A or B to properties sold within five t's representative consider operty	95 LILAC AVENUE KERANG V e see consumer.vic.gov.au/underquo \$235,000 or ran betwee plicable) \$285,000 Property type 01 May 2023 to 30 Apr 2 ales (*Delete A or B below as properties sold within five kilometres t's representative considers to be motoperty	95 LILAC AVENUE KERANG VIC 35 e see consumer.vic.gov.au/underquoting (*I \$235,000 or range between plicable) \$285,000 Property type 01 May 2023 to 30 Apr 2024 ales (*Delete A or B below as applicative considers to be most componenty	95 LILAC AVENUE KERANG VIC 3579 e see consumer.vic.gov.au/underquoting (*Delete single por range between plicable) \$235,000 Property type House 01 May 2023 to 30 Apr 2024 Source ales (*Delete A or B below as applicable) properties sold within five kilometres of the property for satt's representative considers to be most comparable to the operty Property	95 LILAC AVENUE KERANG VIC 3579 e see consumer.vic.gov.au/underquoting (*Delete single price or range \$235,000 or range between & plicable) \$285,000 Property type House Suburb 01 May 2023 to 30 Apr 2024 Source ales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last t's representative considers to be most comparable to the property for operty Price

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: 31 May 2024



В*



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89 PAY STREET KERANG VIC 3579 Sold Price

\$220,000 Sold Date 12-Feb-24

1.39km Distance

■ 3 ₾ 1

⇔ 2

RS = Recent sale UN = Undisclosed Sale

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