

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 or
locality and postcode

21 Crossthwaite Street, Kyabram

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$220,000 & \$230,000

Median sale price

Median price \$285,000 Property type House Suburb Kyabram

Period - From 01/09/2018 to 27/09/2019 Source Hometrack Australia

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
3 Beech Street, Kyabram	\$229,000	28/08/2019
79 Dawes Road, Kyabram	\$223,000	14/10/2019
3 Banyule Court, Kyabram	\$220,000	06/02/2019

This Statement of Information was prepared on: 24th October, 2019

Licensed Estate Agent, Auctioneers & Property Managers

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