

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

98 ALBION STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Range between

\$300,000

 &

\$330,000

Median sale price

Median price

\$307,375

 Property type

House

 Suburb

Kyabram

Period - From

01/03/2020

 to

30/03/2021

 Source

PropTrack

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
6 Rogers Street, Kyabram	\$320,000	20/11/2020
21 Wight Street, Kyabram	\$320,000	20/11/2020
2 Lee Court, Kyabram	\$315,000	15/10/2020

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This Statement of Information was prepared on:

6th April, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au