

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

2/81 ALLAN STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between 280,000 & \$300,000

Median sale price

Median price \$238,500 Property type Unit Suburb Kyabram

Period - From 01/09/2020 to 30/09/2021 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
10B Turnbull Street, Kyabram	\$285,000	10/05/2021
1/1 Drum Street, Kyabram	\$280,000	21/10/2020
4/62 Lake Road, Kyabram	\$260,000	9/11/2020

This Statement of Information was prepared on: 12th October, 2021

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au