

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 7 SOLAR BOULEVARD, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$305,000 Property type House Suburb Kyabram

Period - From 01/08/2020 to 31/08/2021 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
1 Wombat Way, Kyabram	\$552,000	15/02/2021
36 Goegan Drive, Kyabram	\$530,000	01/06/2021
14 Solar Boulevard, Kyabram	\$520,000	29/04/2021

This Statement of Information was prepared on: 30th September, 2021

Licensed Estate Agent, Auctioneers & Property Managers

ABN: 63 131 892 424 Officer in Effective Control: Justin Barnett

202 Allan Street, Kyabram, Victoria 3620 Ph: (03) 5853 2727 Fax: (03) 5853 2733

Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au

consumer.vic.gov.au