



# WALKER

## REAL ESTATE

### 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

30 BREEN AVENUE, KYABRAM, VICTORIA, 3620

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$169,000

### Median sale price

Median price

\$217,500

Property type

House

Suburb

Kyabram

Period - From

01/07/2019

to

02/07/2020

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

14 Mellis Street, Kyabram	\$175,000	25/11/2019
397 Allan Street, Kyabram	\$160,000	19/11/2019
25 Hutson Street, Kyabram	\$150,000	21/04/2020

This Statement of Information was prepared on: 8<sup>th</sup> July, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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

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