

### Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

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

Single price \$435,000

### Median sale price

Median price \$241,500

House X

Suburb or locality Kyabram

Period - From 01/12/2016 to 04/12/2017

Source Realestate.Com

### 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
17 Jenmar Drive, Kyabram	\$485,000	25/01/2016
37 Kashelmara Drive, Kyabram	\$445,000	12/2016
76 South Boundary Road, Kyabram	\$410,000	18/07/2016

**Licensed Estate Agent, Auctioneers & Property Managers**

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

