

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 102 Lancaster Road Kyabram Vic 3620

Indicative selling price

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

Single price \$465,000

Median sale price

Median price \$350,000

Property type House

Suburb Kyabram Vic 3620

Period - From 31/7/2021

to

31/7/2022

Source CoreLogic

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 99 Lancaster Road Kyabram	\$400,000	27/4/2022
2 128 Lancaster Mooroopna Rd Lancaster	\$565,000	30/5/2022
3 1 Lancaster Road Kyabram	\$462,000	30/3/2022

This Statement of Information was prepared on: 1/8/2022