

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

12 EDEN GROVE, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Single price \$400,000

Median sale price

Median price \$277,500

Property type House

Suburb Kyabram

Period - From 01/02/2019

to

27/02/2020

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

10 Connally Close, Kyabram

\$405,000

08/10/2019

15 Kangaroo Way, Kyabram

\$387,000

22/05/2019

22 Goegan Drive, Kyabram

\$378,000

21/01/2019

This Statement of Information was prepared on: 3rd March, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au

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