



WALKER

REAL ESTATE

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

Single price \$260,000

Median sale price

Median price \$241,500

House ☒

Suburb or locality Kyabram

Period - From 01/12/2016

to 04/12/2017

Source Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last six 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
13 Allan Street, Kyabram	\$220,000	01/09/2017
35 Oswald Street, Kyabram	\$230,000	29/06/2017
2 Hawkins Street, Kyabram	\$210,000	27/06/2017

Licensed Estate Agent, Auctioneers & Property Managers

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

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