

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 and
postcode

16 Solar Boulevard Kyabram VIC 3620

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$158,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$205,000

Property type

Land

Suburb

Kyabram

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 Wallaby Court Kyabram VIC 3620	\$196,500	22-Nov-21
3 Wombat Way Kyabram VIC 3620	\$160,000	30-Aug-21
22 Kangaroo Way Kyabram VIC 3620	\$145,000	16-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 December 2021



2 Wallaby Court Kyabram VIC 3620 Sold Price ^{RS} **\$196,500** ^{UN} Sold Date **22-Nov-21**

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Distance **0.32km**



3 Wombat Way Kyabram VIC 3620 Sold Price **\$160,000** Sold Date **30-Aug-21**

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Distance **0.35km**



22 Kangaroo Way Kyabram VIC 3620 Sold Price **\$145,000** Sold Date **16-Mar-21**

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Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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