



# WALKER

## REAL ESTATE

### 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

26 Wilson Street, Kyabram

### Indicative selling price

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

Single price

\$395,000

### Median sale price

Median price

\$277,500

Property type

House

Suburb

Kyabram

Period - From

01/02/2019

to

05/02/2020

Source

Realestate.com.au

### 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

15 Kangaroo Way, Kyabram

\$387,000

22/05/2019

22 Goegan Drive, Kyabram

\$378,000

31/01/2019

25 Munro Crescent, Kyabram

\$375,000

21/11/2018

This Statement of Information was prepared on: 19<sup>th</sup> February 2020

Licensed Estate Agent, Auctioneers & Property Managers

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