

## 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

7 GILLESPIE STREET, KYABRAM, VIC., 3620

### Indicative selling price

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

Range between 255,000 & 275,000

### Median sale price

Median price \$309,750 Property type House Suburb Kyabram

Period - From 01/06/2020 to 25/06/2021 Source PropTrack

### 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
11 Tulloh Street, Kyabram	\$260,000	11/12/2020
137 Albion Street, Kyabram	\$261,000	23/04/2121
14 Allan Street, Kyabram	\$270,000	22/02/2021

This Statement of Information was prepared on: 30<sup>th</sup> June, 2021

**Licensed Estate Agent, Auctioneers & Property Managers**

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[consumer.vic.gov.au](http://consumer.vic.gov.au)