

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
(*Delete single price or range as applicable)

Single price \$183,500

Median sale price

Median price \$192,500

unit X

Suburb or locality Kyabram

Period - From 01/10/2016 to 17/10/2017

Source Realestate.com

Comparable property sales

These are the three properties sold within two 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
4/62 Lake Road, Kyabram	\$200,000	August, 2017
1/46 Fischer Street, Kyabram	\$170,000	June, 2017
4/245 Fenaughty Street, Kyabram	\$130,000	May, 2017

Licensed Estate Agent, Auctioneers & Property Managers

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

202 Allan Street, Kyabram, Victoria 3620 Ph: (03) 5853 2727 Fax: (03) 5853 2733
Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au