

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality
and postcode

Sunrise Estate - Solar Boulevard, Kyabram VIC 3620
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Unit type or class	
Land Allotments	Single price
Stage 2 : Lots 201-232	Refer to pricing below

Median Land sale price

Median price

\$158,000

Suburb or locality

Kyabram VIC 3620

Period - From

01 Jun 2021

To

31 May 2022

Source

Corelogic

This Statement of Information was prepared on:

2 June 2022

Price List

Price List					
Lot 201	773m ²	SOLD	Lot 221	734m ²	SOLD
Lot 202	773m ²	SOLD	Lot 222	737m ²	SOLD
Lot 203	772m ²	SOLD	Lot 223	837m ²	SOLD
Lot 204	781m ²	SOLD	Lot 224	776m ²	SOLD
Lot 205	868m ²	SOLD	Lot 225	776m ²	\$189,950
Lot 206	819m ²	SOLD	Lot 226	837m ²	\$189,950
Lot 207	819m ²	SOLD	Lot 227	737m ²	SOLD
Lot 208	866m ²	SOLD	Lot 228	734m ²	SOLD
Lot 209	781m ²	SOLD	Lot 229	734m ²	SOLD
Lot 210	772m ²	SOLD	Lot 230	734m ²	SOLD
Lot 211	773m ²	SOLD	Lot 231	760m ²	SOLD
Lot 212	773m ²	SOLD	Lot 232	752m ²	SOLD
Lot 213	752m ²	SOLD			
Lot 214	760m ²	SOLD			
Lot 215	722m ²	SOLD			
Lot 216	720m ²	SOLD			
Lot 217	752m ²	SOLD			
Lot 218	760m ²	SOLD			
Lot 219	734m ²	SOLD			
Lot 220	734m ²	SOLD			

Comparable property sales



15 Solar Boulevard Kyabram VIC 3620



Sold Price

\$126,500

Sold Date

21-Nov-19

Distance

0.04km



17 Solar Boulevard Kyabram VIC 3620



Sold Price

\$140,000

Sold Date

06-Nov-19

Distance

0.06km

**3 Star Court Kyabram VIC 3620**Sold Price **\$124,500** Sold Date **14-Dec-18**

3 2 2

Distance **0.07km****106 Breen Avenue Kyabram VIC 3620**Sold Price **\$114,500** Sold Date **16-Oct-19**

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Distance **0.25km****14 Wallaby Court Kyabram VIC 3620**Sold Price **\$126,000** Sold Date **27-Nov-19**

- - 2

Distance **0.33km****7 Wallaby Court Kyabram VIC 3620**Sold Price **\$124,000** Sold Date **11-Jul-19**

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Distance **0.34km****12 Wallaby Court Kyabram VIC 3620**Sold Price **\$134,000** Sold Date **18-Sep-19**

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Distance **0.36km****3 Wallaby Court Kyabram VIC 3620**Sold Price **\$124,000** Sold Date **19-Jun-19**

4 2 -

Distance **0.37km****11 Possum Place Kyabram VIC 3620**Sold Price **\$134,000** Sold Date **19-Nov-19**

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Distance **0.39km****6 Wallaby Court Kyabram VIC 3620**Sold Price **\$124,000** Sold Date **15-Mar-19**

4 2 2

Distance **0.4km**