



# 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

1/346 ALLAN 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 \$325,000 & \$345,000

### Median sale price

Median price \$320,000 Property type House Suburb Kyabram

Period - From 01/02/2021 to 01/02/2022 Source PropTrack

### Comparable property sales

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: 10<sup>th</sup> February, 2022

Licensed Estate Agent, Auctioneers & Property Managers

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