

## Statement of Information

# Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

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

6 Horizon Crt	211	773	\$191,950.00
23 Solar Blvd	214	760	\$189,950.00
26 Solar Blvd	217	752	\$189,950.00
7 Sunset Crt	221	734	\$189,950.00
9 Sunset Crt	222	737	\$194,950.00
11 Sunset Crt	223	837	\$189,950.00
13 Sunset Crt	224	776	\$189,950.00
14 Sunset Crt	225	776	\$189,950.00
12 Sunset Crt	226	837	\$189,950.00
10 Sunset Crt	227	737	\$187,500.00
6 Sunset Crt	229	734	\$186,500.00
22 Solar Blvd	231	760	\$189,950.00
20 Solar Blvd	232	752	\$199,500.00

10 Orbit Place	1	812	\$199,750.00
10A Orbit Place	2	758	\$222,500.00
8 Orbit Place	4	3288	E.O.I.
6B Orbit Place	5	825	\$232,500.00
6A Orbit Place	6	758	\$222,500.00
6 Orbit Place	7	812	\$199,750.00

### Land median sale price

Median price

\$203,500

Suburb or locality

Kyabram VIC 3620

Period - From

01 Jan 2024

To

31 Dec 2024

Source

Corelogic

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** 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
24 WALLA LOOP KYABRAM VIC 3620	\$186,500	15-May-24
LOT 43 EDEN GROVE KYABRAM VIC 3620	\$172,000	17-Oct-24
27 WALLA LOOP KYABRAM VIC 3620	\$175,000	12-Feb-24

This Statement of Information was prepared on: 23 January 2025