

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

11 Outram Ave, Kyabram Vic 3620

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$375,00 & \$395,000

Median sale price

Median price \$262,500 Property type House Suburb Kyabram

Period - From 01/02/20 to 05/02/20 Source Realestate.com

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 |
|--------------------------------|-----------|--------------|
| 14 Frederick Street, Kyabram | \$375,000 | 04/11/2019 |
| 31 Munro Street, Kyabram | \$355,000 | 05/06/2019 |
| 28 Tulloh Street, Kyabram | \$360,000 | 17/12/2019 |

This Statement of Information was prepared on: 11/02/2020

Licensed Estate Agent, Auctioneers & Property Managers

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

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