

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

Lots 214, 217, 221, 223, 225, 226 & 231 Sunrise Estate, Kyabram

Indicative selling price

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

Single price

\$189,950

Median sale price

Median price

\$150,000

Property type

Vacant Land

Suburb

Kyabram

Period - From

Jan, 2022

to

Dec, 2022

Source

Pricefinder

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
1 Lot 25/1377 McEwen Road, Kyabram	\$208,000	06/08/2022
2 Lot 24/1377 McEwen Road, Kyabram	\$208,000	06/08/2022
3 Lot 23/1377 McEwen Road, Kyabram	\$208,000	06/08/2022

This Statement of Information was prepared on:

3rd February, 2023

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au