

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

3/62 LAKE ROAD, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$270,000 & \$290,000

Median sale price

Median price \$244,000 Property type Unit Suburb Kyabram

Period - From 01/12/2010 to 06/12/2021 Source PropTrack

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
4/62 Lake Road, Kyabram	\$260,000	09/11/2020
1/1 Drum Street, Kyabram	\$280,000	21/07/2021
10B Turnbull Street, Kyabram	\$285,000	10/05/2021

This Statement of Information was prepared on: 9th December, 2021

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au