

## 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

27 ALLAN STREET, KYABRAM, VICTORIA, 3620

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$225,000 & \$245,000

### Median sale price

Median price \$280,000 Property type House Suburb Kyabram

Period - From 01/09/2019 to 29/09/2020 Source Hometrack Australia

### 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
64 Lake Road, Kyabram	\$260,000	21/05/2020
17 Wight Street, Kyabram	\$260,000	11/09/2020
1 Underwood Grove, Kyabram	\$230,000	05/05/2020

This Statement of Information was prepared on: 5<sup>th</sup> November, 2020

**Licensed Estate Agent, Auctioneers & Property Managers**

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