

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

14 Turnbull Street, Kyabram, Victoria, 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 \$210,000 & \$230,000

Median sale price

Median price \$273,750 Property type House Suburb Kyabram

Period - From 01/12/2018 to 19/12/2019 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
3 Beech Street, Kyabram	\$229,000	28/08/2019
11 Rodney Street, Kyabram	\$225,000	18/02/2019
13 Bond Street, Kyabram	\$225,000	07/08/2018

This Statement of Information was prepared on: 23rd December, 2019

Licensed Estate Agent, Auctioneers & Property Managers

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

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