

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 79 EDIS STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$277,500 Property type House Suburb Kyabram

Period - From 01/02/2019 to 27/02/2020 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
51 Edis Street, Kyabram	\$235,000	09/12/2019
57 Dawes Road, Kyabram	\$234,000	21/11/2019
43 Edis Street, Kyabram	\$230,000	23/01/2020

This Statement of Information was prepared on: 12th March, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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