

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 39 OSWALD STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Range between \$350,000 & \$370,000

Median sale price

Median price \$305,000 Property type House Suburb Kyabram

Period - From 01/10/2020 to 27/10/2021 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
27 Outram Avenue, Kyabram	\$370,000	30/08/2021
18 Racecourse Road, Kyabram	\$365,000	22/11/2021
24 Lancaster Street, Kyabram	\$340,000	26/05/2021

This Statement of Information was prepared on: 24/11/2021

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au