



# WALKER

## REAL ESTATE

### Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

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

Range between

\$275,000

&

\$295,000

#### Median sale price

Median price

\$287,500

House

X

Suburb  
or locality

Kyabram

Period - From

01/07/2018

to

29/07/2019

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 |
|--------------------------------|-----------|--------------|
| 36 Allan Street, Kyabram       | \$310,000 | 25/06/2019   |
| 60 Dawes Road, Kyabram         | \$285,000 | 03/07/2019   |
| 6 McCormick Road, Kyabram      | \$275,000 | 19/03/2019   |

For more information: <https://www.consumer.vic.gov.au/underquoting>

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

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

202 Allan Street, Kyabram, Victoria 3620    Ph: (03) 5853 2727    Fax: (03) 5853 2733

Email: [sales@walkerrealestate.com.au](mailto:sales@walkerrealestate.com.au)    [www.walkerrealestate.com.au](http://www.walkerrealestate.com.au)