

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

Single price \$650,000

Median sale price

Median price \$240,000 House X Suburb or locality Kyabram

Period - From 01/10/2016 to 23/10/2017 Source Realestate.com

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
493 Graham Road, Kyabram	\$620,000	April, 2017
74 Howards Lane, Kyabram	\$590,000	June 2017
1074 Finlay Road, Kyabram	\$540,000	May, 2017

Licensed Estate Agent, Auctioneers & Property Managers

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