



# 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)

Single price \$385,000

#### Median sale price

Median price \$235,000

\*House

X

Suburb  
or locality Kyabram

Period - From 01/08/2016 to 07/08/2017

Source Realestate.com.au

#### 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
21 Munro Crescent, Kyabram	\$380,000	01/06/2017
35 Banyule Court, Kyabram	\$350,000	16/03/2017
2 Pigatto Close, Kyabram	\$420,000	23/12/2016

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

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

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