

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

37 MUNRO CRESCENT, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$395,000 & \$420,000

Median sale price

Median price \$292,500 Property type House Suburb Kyabram

Period - From 01/03/2020 to 11/03/2021 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
26 Wilson Street, Kyabram	\$395,000	20/03/2020
7 Corella Crescent, Kyabram	\$392,500	12/03/2020
12 Eden Grove, Kyabram	\$390,000	22/09/2020

This Statement of Information was prepared on: 23rd March, 2021

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au