

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 and
postcode

32 Fischer Street Kyabram VIC 3620

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$316,500

Property type

House

Suburb

Kyabram

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

34 Edis Street Kyabram VIC 3620	\$354,000	20-Dec-21
16 Wight Street Kyabram VIC 3620	\$350,000	21-Jan-22
39 Oswald Street Kyabram VIC 3620	\$370,000	19-Jan-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 02 March 2022

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34 Edis Street Kyabram VIC 3620 Sold Price **\$354,000** Sold Date **20-Dec-21**

3 1 2

Distance **1.17km**



16 Wight Street Kyabram VIC 3620 Sold Price ^{RS} **\$350,000** Sold Date **21-Jan-22**

4 1 2

Distance **1.27km**



39 Oswald Street Kyabram VIC 3620 Sold Price ^{RS} **\$370,000** Sold Date **19-Jan-22**

3 2 4

Distance **0.86km**



13 Julia Street Kyabram VIC 3620 Sold Price **\$330,000** Sold Date **17-Dec-21**

3 1 3

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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