

## 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

64 LAKE ROAD, KYABRAM, VICTORIA, 3620

### Indicative selling price

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

Single price

\$260,000

### Median sale price

Median price

\$280,000

Property type

House

Suburb

Kyabram

Period - From

01/03/2019

to

27/03/2020

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 |
|--------------------------------|-----------|--------------|
| 3 Jasmine Street, Kyabram      | \$258,000 | 01/10/2019   |
| 30 Allan Street, Kyabram       | \$255,000 | 27/06/2019   |
| 26 Breen Avenue, Kyabram       | \$245,000 | 10/05/2019   |

This Statement of Information was prepared on: 24<sup>th</sup> April, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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