

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 654 SINCLAIR ROAD, KYABRAM, VIC., 3620

**Indicative selling price**

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

Price \$445,000

**Median sale price**

Median price \$277,500

Property type House

Suburb Kyabram

Period - From 01/02/2019

to

05/02/2020

Source Hometrack Australia

**Comparable property sales**

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: 26<sup>th</sup> February, 2020

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

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