

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 9/19-21 ALLAN STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Single price \$249,000

Median sale price

Median price \$215,000

Property type Unit

Suburb Kyabram

Period - From 01/03/2020

to

30/03/2021

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
4/62 Lake Road, Kyabram	\$260,000	09/11/2020
2/84 Fischer Street, Kyabram	\$238,000	25/02/2021
1/27 Fenaughty Street, Kyabram	\$210,000	13/01/2021

This Statement of Information was prepared on: 8th April, 2021

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au