

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

3/19-21 ALLAN STREET, KYABRAM

Indicative selling price

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

Single price

\$210,000

Median sale price

Median price

\$200,000

Property type

Unit

Suburb

Kyabram

Period - From

01/02/2019

to

27/02/2020

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

3/346 Allan Street, Kyabram	\$220,000	21/02/2020
2/10 Munro Crescent, Kyabram	\$200,000	27/08/2019
11/19-21 Allan Street, Kyabram	\$192,000	03/04/2019

This Statement of Information was prepared on: 24th March, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au