



WALKER

REAL ESTATE

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

15 CORRIGAN AVENUE, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$300,000 Property type House Suburb Kyabram

Period - From 01/09/2021 to 30/09/2021 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
23 Edis Street, Kyabram	\$250,000	10/08/2021
7 Gillespie Street, Kyabram	\$265,000	10/09/2021
360 Allan Street, Kyabram	\$280,000	08/08/2021

This Statement of Information was prepared on: 27th October, 2021

Licensed Estate Agent, Auctioneers & Property Managers

ABN: 63 131 892 424 Officer in Effective Control: Justin Barnett

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consumer.vic.gov.au

