

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 21 Steele Street, 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 \$190,000

**Median sale price**

Median price N/A Property type House Suburb Stanhope  
 Period - From 01/12/2019 to 19/12/2019 Source Realestate.com

**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
44 Brudenell Street, Stanhope	\$201,000	24/04/2019
1 Glasgow Street, Stanhope	\$174,000	18/02/2019
73 Railway Avenue, Stanhope	\$168,000	01/08/2019

This Statement of Information was prepared on: 4<sup>th</sup> February, 2020

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

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