

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

8 FORREST STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$180,000 & \$190,000

Median sale price

Median price \$292,500 Property type House Suburb Kyabram

Period - From 01/12/2019 to 17/12/2020 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
15 Lewry Street, Kyabram	\$200,000	24/11/2020
14 Mellis Street, Kyabram	\$175,000	25/10/2019
48 Lake Road, Kyabram	\$165,000	02/10/2020

This Statement of Information was prepared on: 18th January, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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

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