

Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price  House ☒ Suburb or locality   
 Period - From  to  Source

### 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
17 Wight Street, Kyabram	\$234,000	September, 2017
56 Fischer Street, Kyabram	\$248,000	November, 2017
27 Dawes Road, Kyabram	\$250,000	August, 2017

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

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

202 Allan Street, Kyabram, Victoria 3620 Ph: (03) 5853 2727 Fax: (03) 5853 2733  
 Email: [sales@walkerrealestate.com.au](mailto:sales@walkerrealestate.com.au) [www.walkerrealestate.com.au](http://www.walkerrealestate.com.au)