

### 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

70 Saunders Street, Kyabram, Vic., 3620

### Indicative selling price

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

Single price

\$340,000

### Median sale price

Median price

\$273,750

Property type

House

Suburb

Kyabram

Period - From

01/12/2018

to

19/12/2019

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

|                            |           |            |
|----------------------------|-----------|------------|
| 19 Tweddle Street, Kyabram | \$335,000 | 25/05/2019 |
| 18 Tisdall Road, Kyabram   | \$330,000 | 23/10/2019 |
| 54 McEwen Road, Kyabram    | \$328,000 | 13/06/2019 |

This Statement of Information was prepared on: 14<sup>th</sup> January, 2020

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

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[consumer.vic.gov.au](http://consumer.vic.gov.au)