

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

1 HAWKINS STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Range between \$345,000 & \$355,000

Median sale price

Median price \$280,000 Property type House Suburb Kyabram

Period - From 01/09/2019 to 02/09/2020 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
3 Tristiana Street, Kyabram	\$340,000	02/07/2020
7 Star Court, Kyabram	\$332,000	29/05/2020
54 McEwen Road, Kyabram	\$328,000	13/06/2019

This Statement of Information was prepared on: 29th September, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au