

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

67 EDIS STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$270,000 & \$290,000

Median sale price

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

Period - From 01/09/2019 to 29/09/2020 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
23 Tisdall Road, Kyabram	\$280,000	28/08/2020
43 Fenaughty Street, Kyabram	\$270,000	22/05/2020
2 Rodney Street, Kyabram	\$267,500	31/07/2020

This Statement of Information was prepared on: 28th October, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au