

## 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

3/67 ALLAN 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)

Range between \$290,000 & \$315,000

### Median sale price

Median price \$277,500 Property type *Unit* Suburb Kyabram

Period - From 01/02/2021 to 01/02/2022 Source PropTrack

### 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
2/81 Allan Street, Kyabram	\$300,000	04/11/2021
3/62 Lake Road, Kyabram	\$290,000	04/01/2022
3/152 Fenaughty Street, Kyabram	\$280,000	22/10/2021

This Statement of Information was prepared on: 9<sup>th</sup> February, 2022

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 2723

consumer.vic.gov.au

Email: [sales@walkerrealestate.com.au](mailto:sales@walkerrealestate.com.au) [www.walkerrealestate.com.au](http://www.walkerrealestate.com.au)