



# WALKER

## REAL ESTATE

### 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 WOMBAT WAY, 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 \$545,000 & \$555,000

### Median sale price

Median price \$295,000 Property type House Suburb Kyabram

Period - From 01/11/2019 to 30/11/2020 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
5 Eden Grove, Kyabram	\$537,000	20/02/2020
4 Bilby Close Kyabram	\$517,500	25/02/2020
5 Bilby Close, Kyabram	\$510,000	10/08/2020

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

Licensed Estate Agent, Auctioneers & Property Managers

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

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