

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 38 EDIS STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between 175,000 & 190,000

Median sale price

Median price \$307,375 Property type House Suburb Kyabram

Period - From 01/03/2020 to 30/03/2021 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
15 Lewry Street, Kyabram	\$200,000	24/11/2020
96 Fischer Street, Kyabram	\$200,000	12/11/2020
8 Forrest Street, Kyabram	\$187,500	06/04/2021

This Statement of Information was prepared on: 28th April, 2021

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 2733

Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au

consumer.vic.gov.au