

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

#### **Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$189,000

#### **Median sale price**

Median price \$265,000
 House X
 Suburb or locality Kyabram  
 Period - From 01/10/2017 to 29/10/2018
 Source Realestate.com.au

#### **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
19 Racecourse Rd, Kyabram	\$219,000	06/02/2018
422 Allan St, Kyabram	\$200,000	23/03/2018
288 Allan St, Kyabram	\$180,000	21/08/2018

For more information: <https://www.consumer.vic.gov.au/underquoting>

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Licensed Estate Agent, Auctioneers & Property Managers**

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

