

## 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

34 EDIS STREET, KYABRAM, VICTORIA, 3620

#### Indicative selling price

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

Range between \$325,000 & \$345,000

#### Median sale price

Median price \$305,000 Property type House Suburb Kyabram

Period - From 01/10/2020 to 27/10/2021 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
53 Dawes Road, Kyabram	\$339,000	20/09/2021
1 Oakdene Court, Kyabram	\$335,000	17/09/2021
29 Wight Street, Kyabram	\$330,000	23/08/2021

This Statement of Information was prepared on: 16<sup>th</sup> November, 2021

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

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[consumer.vic.gov.au](http://consumer.vic.gov.au)