



**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 1/7 LANCASTER 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 \$210,000 & \$230,000

### Median sale price

Median price \$280,000 Property type House Suburb Kyabram

Period - From 01/09/2019 to 29/09/2020 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
11 Sawers Avenue, Kyabram	\$250,000	22/10/2020
43 Edis Street, Kyabram	\$230,000	23/01/2020
69 Dawes Road, Kyabram	\$214,000	09/10/2020

This Statement of Information was prepared on: 4<sup>th</sup> November, 2020

**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 2728

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

