



WALKER

REAL ESTATE

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

Single price \$269,500

Median sale price

Median price \$197,000

unit X

Suburb or locality Kyabram

Period - From 01/01/2017 to 22/01/2018

Source Realestate.com

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
1/85 Union Street, Kyabram	\$255,000	19/09/2017
2/239 Fenaughty Street, Kyabram	\$268,000	05/10/2017
2/24 Saunders Street, Kyabram	\$270,000	02/11/2017

Licensed Estate Agent, Auctioneers & Property Managers

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



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