

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

11 BOND STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Single price

\$315,000

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

9 Outram Avenue Kyabram	\$280,000	16/10/2020
7 Hutson Street, Kyabram	\$280,000	09/09/2020
25 Bond Street, Kyabram	\$280,000	04/06/2020

This Statement of Information was prepared on: 21st October, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au