

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

2 Jenmar Drive, Kyabram

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$290,000

Property type

House

Suburb

Kyabram

Period - From

01/09/2018

to

04/09/2019

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

120 South Boundary Road, Kyabram

\$550,000

19/12/2018

5 Gardadale Drive, Kyabram

\$510,000

04/09/2018

11 Fell Court, Kyabram

\$499,000

12/06/2019

This Statement of Information was prepared on: 24th September, 2019

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 1733

Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au

consumer.vic.gov.au