

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 \$269,000

Median sale price

Median price \$282,500 House X Suburb or locality Kyabram

Period - From 01/01/2018 to 02/01/2019 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
5 Julia Street, Kyabram	\$270,000	19-06-2018
68 Fischer Street, Kyabram	\$262,500	07-2018
45 Oswald Street, Kyabram	\$247,500	21-06-2018

For more information: <https://www.consumer.vic.gov.au/underquoting>

Disclaimer: The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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 2733
Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au