

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb or locality
and postcode

Sunrise Estate – Solar Boulevard, Kyabram VIC 3620
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Indicative selling price

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

Please see below.

Land median sale price

Median price	\$203,500	Suburb or locality	Kyabram VIC 3620		
Period - From	01 Jan 2024	To	31 Dec 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
24 WALLA LOOP KYABRAM VIC 3620	\$186,500	15-May-24
LOT 43 EDEN GROVE KYABRAM VIC 3620	\$172,000	17-Oct-24
27 WALLA LOOP KYABRAM VIC 3620	\$175,000	12-Feb-24

This Statement of Information was prepared on: 21 February 2025

KYABRAM SUNRISE ESTATE **STAGE 1 UNIT SITE**

AS AT 30/01/2025

These magnificent Lots containing Lots 1 and 7 as superb 812m² homesites fronting Solar Blvd. Lots 2,3,5 & 6 have been designed with investment potential to be further developed for two townhouse/unit sites each subject to Council approval.

STREET NO	LOT NO	SIZE M²	PRICE
10 Orbit Place	1	812	\$199,750.00
10A Orbit Place	2	758	\$222,500.00
10B Orbit Place	3	825	\$229,500.00
8 Orbit Place	4	3288	E.O.I.
6B Orbit Place	5	825	\$232,500.00
6A Orbit Place	6	758	\$222,500.00
6 Orbit Place	7	812	\$199,750.00

KYABRAM SUNRISE ESTATE - STAGE 2

AS AT 30/01/2025

Prices include fencing on all side and rear boundaries at the Vendor's cost. Contracts based on an initial \$1,000 deposit on signing and the balance of the 10% payable within 7 days. Balance payable 14 days after issue of Titles

STREET NO	LOT NO	SIZE M²	PRICE
14 Horizon Crt	207	819	\$189,500.00
6 Horizon Crt	211	773	\$191,950.00
23 Solar Blvd	214	760	\$189,950.00
26 Solar Blvd	217	752	\$189,950.00
7 Sunset Crt	221	734	\$189,950.00
9 Sunset Crt	222	737	\$194,950.00
11 Sunset Crt	223	837	\$189,950.00
13 Sunset Crt	224	776	\$189,950.00
14 Sunset Crt	225	776	\$189,950.00
12 Sunset Crt	226	837	\$189,950.00
10 Sunset Crt	227	737	\$187,500.00
6 Sunset Crt	229	734	\$179,500.00
22 Solar Blvd	231	760	\$189,950.00
20 Solar Blvd	232	752	\$199,500.00