Statement of Information Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Vacant Land offered for sale

AddressLots 1, 2, 3 and 5 Stage 1, Sunrise Estate, Kyabram VIC 3620, and Lots 207, 211, 213,Including suburb or locality
and postcode214, 221, 222, 223, 224, 225, 226, 227, 229 and 231 Stage 2, Sunrise Estate, Kyabram
VIC 3620

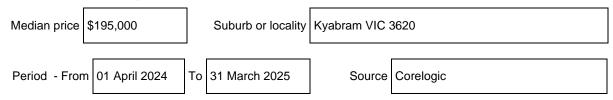
Indicative selling price

Vacant Land	Single price	
Lot 1, Stage 1	\$199,750	
Lot 2, Stage 1	\$222,500	
Lot 3, Stage 1	\$229,500	
Lot 5, Stage 1	\$232,500	
Lot 207, Stage 2	\$189,500	
Lot 211, Stage 2	\$191,950	

Vacant Land	Single price	
Lot 213, Stage 2	\$193,500	
Lot 214, Stage 2	\$189,950	
Lot 221, Stage 2	\$189,950	
Lot 222, Stage 2	\$194,950	
Lot 223, Stage 2	\$189,950	
Lot 224, Stage 2	\$189,950	

Vacant Land	Single price	
Lot 225, Stage 2	\$189,950	
Lot 226, Stage 2	\$189,950	
Lot 227, Stage 2	\$187,500	
Lot 229, Stage 2	\$179,500	
Lot 231, Stage 2	\$189,950	

Vacant Land median sale price



Comparable property sales

Vacant Land	Address of comparable land	Price	Date of sale
	11 Borpa Place, Kyabram VIC 3620	\$186,500	23-Sep-24
	15 Borpa Place, Kyabram VIC 3620	\$181,500	07-Nov-24
	1 Walla Loop, Kyabram VIC 3620	\$202,000	12-Dec-23

This Statement of Information was prepared on: 16 April 2025

