

# 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

Address Including suburb or locality and postcode Lots 1, 2, 3 and 5 Stage 1, Sunrise Estate, Kyabram VIC 3620, and Lots 207, 211, 213, 214, 221, 222, 223, 224, 225, 226, 227, 229 and 231 Stage 2, Sunrise Estate, Kyabram VIC 3620

### Indicative selling price

Vacant Land	Single price	Vacant Land	Single price	Vacant Land	Single price
Lot 1, Stage 1	\$199,750	Lot 213, Stage 2	\$193,500	Lot 225, Stage 2	\$189,950
Lot 2, Stage 1	\$222,500	Lot 214, Stage 2	\$189,950	Lot 226, Stage 2	\$189,950
Lot 3, Stage 1	\$229,500	Lot 221, Stage 2	\$189,950	Lot 227, Stage 2	\$187,500
Lot 5, Stage 1	\$232,500	Lot 222, Stage 2	\$194,950	Lot 229, Stage 2	\$179,500
Lot 207, Stage 2	\$189,500	Lot 223, Stage 2	\$189,950	Lot 231, Stage 2	\$189,950
Lot 211, Stage 2	\$191,950	Lot 224, Stage 2	\$189,950		

### Vacant Land median sale price

Median price \$195,000

Suburb or locality Kyabram VIC 3620

Period - From 01 April 2024

To 31 March 2025

Source Corelogic

### 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