

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
(*Delete single price or range as applicable)

Single price \$149,900

Median sale price

Median price \$186,000 unit X

Suburb or locality Kyabram

Period - From 1/09/2016 to 25/09/2017

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
4/245 Fenaughty Street, Kyabram	\$130,000	May, 2017
5/8 Beech Street, Kyabram	\$152,000	March, 2017
1/46 Fischer Street, Kyabram	\$170,000	June, 2017