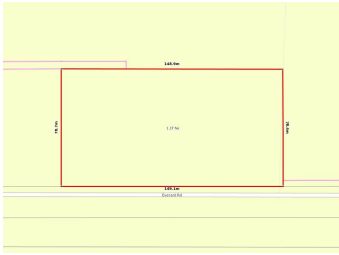


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



416 EVERARD ROAD, KYABRAM, VIC 3620  3  1  2

Indicative Selling Price

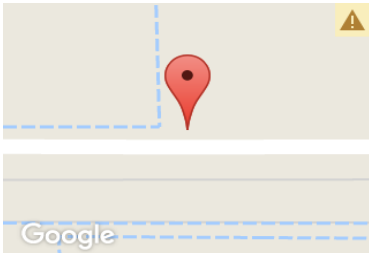
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$420,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$250,000

01 January 2017 to 31 December 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	416 EVERARD ROAD, KYABRAM, VIC 3620
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Indicative selling price

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

Single Price:	\$420,000
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Median sale price

Median price	\$250,000	House	X	Unit		Suburb	KYABRAM
Period	01 January 2017 to 31 December 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.