

Statement of Information
**Single residential property located outside the
 Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb or locality and postcode 96 FISCHER STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$190,000 & \$210,000

Median sale price

Median price \$280,000 Property type House Suburb Kyabram
 Period - From 01/03/2019 to 27/03/2020 Source Hometrack Australia

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
1 Wight Street, Kyabram	\$215,000	20/02/2019
5 Chaston Street, Kyabram	\$191,500	04/11/2019
397 Allan Street, Kyabram	\$160,000	19/11/2019

This Statement of Information was prepared on: 21st April, 2019

Licensed Estate Agent, Auctioneers & Property Managers

ABN: 63 131 892 424 Officer in Effective Control: Justin Barnett

202 Allan Street, Kyabram, Victoria 3620 Ph: (03) 5853 2727 Fax: (03) 5853 2728

Email: sales@walkerrealestate.com.au www.walkerrealestate.com.au