

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 10 LEWRY STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$250,000 & \$265,000

Median sale price

Median price \$267,000 Property type *House* Suburb Kyabram

Period - From 01/06/2019 to 01/06/2020 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
28 Saunders Street, Kyabram	\$267,000	21/02/2020
5 Crossthwaite Street, Kyabram	\$255,000	06/11/2019
79 Edis Street, Kyabram	\$240,000	25/03/2020

This Statement of Information was prepared on: 30th June, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au