

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 9 CONNALLY CLOSE, KYABRAM, VIC., 3620

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$390,000

**Median sale price**

Median price \$270,000 Property type House Suburb Kyabram  
 Period - From 01/07/2019 to 02/07/2020 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
26 Wilson Street, Kyabram	\$395,000	20/03/2020
11 Outram Avenue, Kyabram	\$385,000	15/04/2020
8 Markham Street, Kyabram	\$375,000	15/04/2020

This Statement of Information was prepared on: 20<sup>th</sup> July, 2020

**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 2733

Email: [sales@walkerrealestate.com.au](mailto:sales@walkerrealestate.com.au) [www.walkerrealestate.com.au](http://www.walkerrealestate.com.au)