

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

37 BOND STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$330,000 & \$350,000

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
35 Banyule Court, Kyabram	\$355,000	11/02/2020
19 Tweddle Street, Kyabram	\$335,000	21/05/2019
48 Station Street, Kyabram	\$320,000	08/05/2020

This Statement of Information was prepared on: 21st July, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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