

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 17 WIGHT STREET, KYABRAM, VIC., 3620

Indicative selling price

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

Range between \$255,000 & \$265,000

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
8 Wattle Street, Kyabram	\$267,000	21/04/2020
64 Lake Road, Kyabram	\$260,000	21/05/2020
30 Allan Street, Kyabram	\$255,000	27/06/2019

This Statement of Information was prepared on: 24th July, 2020

Licensed Estate Agent, Auctioneers & Property Managers

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