

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 14 TURNBULL STREET, KYABRAM, VIC., 3620.

**Indicative selling price**

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

Range between \$260,000 & \$270,000

**Median sale price**

Median price \$292,500 Property type *House* Suburb *Kyabram*  
 Period - From 01/12/2019 to 17/12/2020 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
15 Banyule Court, Kyabram	\$260,000	01/10/2020
17 Wight Street, Kyabram	\$260,000	11/09/2020
1 Wilson Street, Kyabram	\$260,000	13/08/2020

This Statement of Information was prepared on: 20<sup>th</sup> January, 2021

**Licensed Estate Agent, Auctioneers & Property Managers**

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