

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 12 SAUNDERS STREET, KYABRAM, VICTORIA, 3620

Indicative selling price

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

Range between 270,000 & 290,000

Median sale price

Median price \$315,000 Property type House Suburb Kyabram

Period - From 01/07/2020 to 28/07/2020 Source PropTrack

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 |
|--------------------------------|-----------|--------------|
| 11 Tulloh Street, Kyabram | \$260,000 | 11/12/2020 |
| 14 Allan Street, Kyabram | \$270,000 | 22/02/2021 |
| 27 Hutson Street, Kyabram | \$275,000 | 27/11/2020 |

This Statement of Information was prepared on: 19th August, 2021

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au