

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

16 SAWERS AVENUE, KYABRAM, VIC 3620

Indicative selling price

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

Range between \$215,000 & \$235,000

Median sale price

Median price \$460,000 Property type House Suburb Kyabram

Period - From 01/10/2022 to 30/09/2023 Source Pricefinder

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
32 LYNTON CRES, KYABRAM, VIC 3620	\$221,000	10/08/2023
50 LAKE ROAD, KYABRAM VIC 3620	\$230,000	10/12/2023
14 FORREST STREET, KYABRAM VIC 3620	\$237,000	09/09/2023

This Statement of Information was prepared on: 21/11/2023

Licensed Estate Agent, Auctioneers & Property Managers

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consumer.vic.gov.au

