Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode 256 Scobie Road, Kyvalley, Vic 3621 Indicative selling price or the meaning of this price see consumer.vic.gov.au/underquoting range between \$649,000 & \$679,000 Indicative selling price or the meaning of this price see consumer.vic.gov.au/underquoting range between \$649,000 & \$679,000 Indicative selling price Median sale price Median price \$715,250 Property type House Suburb Kyvalley Period - From 01/11/2022 to 31/10/2023 Source PropTrack Comparable property sales (*Delete A or B below as applicable) These are the three properties sold within five kilometres of the property for sale in the last eighteen months 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 \$ 3		Address								
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 B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties 	1 2							\$		

This Statement of Information was prepared on: 06/11/2023

