



STATEMENT OF INFORMATION

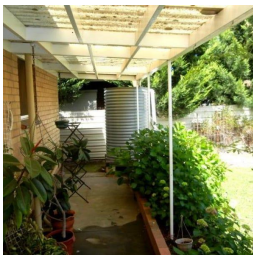
76 MCCORMICK ROAD, KYABRAM, VIC 3620

PREPARED BY BRENDON CORNWALL, H&G REAL ESTATE, PHONE: 0408 859 036



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 MCCORMICK ROAD, KYABRAM, VIC

3 2 2

Indicative Selling Price

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

Single Price: **\$425,000**

Provided by: Brendon Cornwall, H&G Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$465,000

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 UNDERWOOD GR, KYABRAM, VIC 3620

3 1 2

Sale Price

***\$425,000**

Sale Date: 17/11/2023

Distance from Property: 852m



33 LEWRY ST, KYABRAM, VIC 3620

4 2 2

Sale Price

***\$435,000**

Sale Date: 22/12/2023

Distance from Property: 684m



3 CROW CRES, KYABRAM, VIC 3620

2 1 1

Sale Price

***\$430,000**

Sale Date: 24/01/2024

Distance from Property: 321m



This report has been compiled on 01/02/2024 by H&G Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

76 MCCORMICK ROAD, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$425,000

Median sale price

Median price

\$465,000

Property type

House

Suburb

KYABRAM

Period

01 January 2023 to 31 December 2023

Source

pricfinder

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

1 UNDERWOOD GR, KYABRAM, VIC 3620	*\$425,000	17/11/2023
33 LEWRY ST, KYABRAM, VIC 3620	*\$435,000	22/12/2023
3 CROW CRES, KYABRAM, VIC 3620	*\$430,000	24/01/2024

This Statement of Information was prepared on:

01/02/2024