

# Statement of Information

## Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Vacant Land offered for sale

Address  
Including suburb or locality  
and postcode

Lots 2, 3, 4 and 5 Stage 1, Sunrise Estate, Kyabram VIC 3620, and Lots 207, 222, 223, 224, 225, and 226 Stage 2, Sunrise Estate, Kyabram VIC 3620
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### Indicative selling price

STREET NO	LOT NO	SIZE M <sup>2</sup>	PRICE
25 Solar Blvd	215	744	\$217,950.00
26 Solar Blvd	217	752	\$219,950.00
8 Sunset Crt	228	734	\$209,500.00
4 Sunset Crt	230	734	\$224,500.00
20 Solar Blvd	232	752	\$229,500.00

### Vacant Land median sale price

Median price  Suburb or locality

Period - From  To  Source

### Comparable property sales

Vacant Land	Address of comparable land	Price	Date of sale
	2 Biyala Circuit Kyabram VIC 3620	\$215,000	25-Jun-25
	54 Nurtja Drive Kyabram VIC 3620	\$195,000	13-Jun-25
	55 Nurtja Drive Kyabram VIC 3620	\$193,500	21-Mar-25

This Statement of Information was prepared on: