

STATEMENT OF INFORMATION

45 THE AVENUE, KYABRAM, VIC 3620

PREPARED BY ANDREA MORGAN, HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 THE AVENUE, KYABRAM, VIC 3620

4 bedrooms, 2 bathrooms, 2 cars

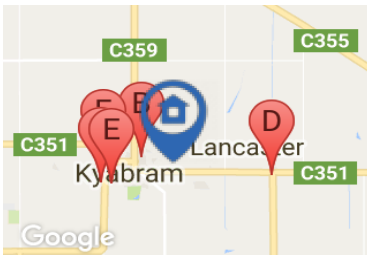
Indicative Selling Price

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

\$380,000 to \$410,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

SUBURB MEDIAN



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$232,500

01 April 2016 to 31 March 2017

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.



2 PIGATTO CL, KYABRAM, VIC 3620

4 bedrooms, 2 bathrooms, - cars

Sale Price

\$420,000

Sale Date: 23/12/2016

Distance from Property: 3.5km



30 TISDALL RD, KYABRAM, VIC 3620

4 bedrooms, 1 bathroom, 2 cars

Sale Price

\$375,000

Sale Date: 30/11/2015

Distance from Property: 1.8km



17 BROSE RD, KYABRAM, VIC 3620

4 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$353,000

Sale Date: 23/11/2015

Distance from Property: 4km



This report has been compiled on 29/05/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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1485 BYRNESIDE-KYABRAM RD, LANCASTER,

4 2 2

Sale Price

\$368,000

Sale Date: 17/07/2015

Distance from Property: 5.3km



1 PIGATTO CL, KYABRAM, VIC 3620

4 2 2

Sale Price

\$375,000

Sale Date: 05/05/2015

Distance from Property: 3.5km



1240 MCEWEN RD, KYABRAM, VIC 3620

3 1 5

Sale Price

***\$350,000**

Sale Date: 14/03/2017

Distance from Property: 3.8km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 THE AVENUE, KYABRAM, VIC 3620

Indicative selling price

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

Single Price / Range

\$380,000 to \$410,000

Median sale price

Median price

\$232,500

House

X

Unit


Suburb

KYABRAM

Period

01 April 2016 to 31 March 2017

Source



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
2 PIGATTO CL, KYABRAM, VIC 3620	\$420,000	23/12/2016
30 TISDALL RD, KYABRAM, VIC 3620	\$375,000	30/11/2015
17 BROSE RD, KYABRAM, VIC 3620	\$353,000	23/11/2015
1485 BYRNESIDE-KYABRAM RD, LANCASTER, VIC 3620	\$368,000	17/07/2015

1 PIGATTO CL, KYABRAM, VIC 3620	\$375,000	05/05/2015
1240 MCEWEN RD, KYABRAM, VIC 3620	*\$350,000	14/03/2017