

STATEMENT OF INFORMATION

3 HUTSON STREET, KYABRAM, VIC 3620

PREPARED BY ANDREA MORGAN, HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 HUTSON STREET, KYABRAM, VIC 3620

3 2 2

Indicative Selling Price

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

Price Range: \$235,000 to \$250,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$240,000

01 July 2016 to 30 June 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.



18 JULIA ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$242,000

Sale Date: 29/03/2017

Distance from Property: 1km



38 SAUNDERS ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$242,000

Sale Date: 18/10/2016

Distance from Property: 383m



57 ALLAN ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$240,000

Sale Date: 06/07/2016

Distance from Property: 768m



This report has been compiled on 04/07/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

3 HUTSON STREET, KYABRAM, VIC 3620

Indicative selling price

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

Price Range:

\$235,000 to \$250,000

Median sale price

Median price

\$240,000

House

X

Unit

Suburb

KYABRAM

Period

01 July 2016 to 30 June 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
18 JULIA ST, KYABRAM, VIC 3620	\$242,000	29/03/2017
38 SAUNDERS ST, KYABRAM, VIC 3620	\$242,000	18/10/2016
57 ALLAN ST, KYABRAM, VIC 3620	\$240,000	06/07/2016