

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 RODNEY STREET, KYABRAM, VIC 3620

4 bedrooms 2 bathrooms - car spaces

Indicative Selling Price

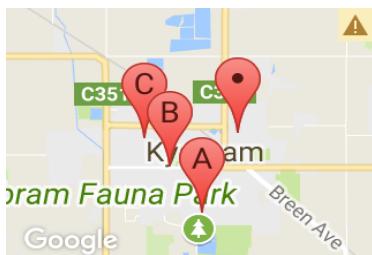
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$289,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$240,000

01 October 2016 to 30 September 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.



6 FISCHER ST, KYABRAM, VIC 3620

3 bedrooms 1 bathroom 2 car spaces

Sale Price

\$285,000

Sale Date: 16/12/2016

Distance from Property: 1.3km



79 ALLAN ST, KYABRAM, VIC 3620

3 bedrooms 1 bathroom 2 car spaces

Sale Price

\$272,000

Sale Date: 12/11/2016

Distance from Property: 1km



50 DAWES RD, KYABRAM, VIC 3620

3 bedrooms 1 bathroom 2 car spaces

Sale Price

\$269,000

Sale Date: 11/11/2016

Distance from Property: 1.2km



This report has been compiled on 03/10/2017 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

6 RODNEY STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$289,000

Median sale price

Median price

\$240,000

House

X

Unit

Suburb

KYABRAM

Period

01 October 2016 to 30 September 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
6 FISCHER ST, KYABRAM, VIC 3620	\$285,000	16/12/2016
79 ALLAN ST, KYABRAM, VIC 3620	\$272,000	12/11/2016
50 DAWES RD, KYABRAM, VIC 3620	\$269,000	11/11/2016