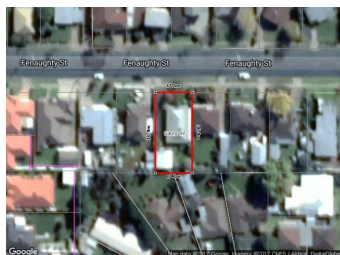


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 FENAUGHTY STREET, KYABRAM, VIC**

3 bedrooms, 1 bathroom, 2 car spaces

### Indicative Selling Price

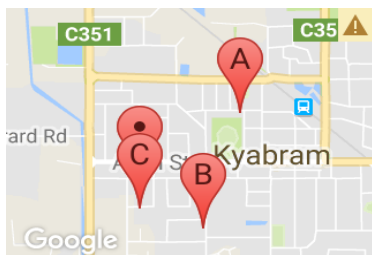
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price:

**\$255,000**

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.



**36 TULLOH ST, KYABRAM, VIC 3620**

3 bedrooms, 2 bathrooms, 1 car space

Sale Price

**\$230,000**

Sale Date: 10/01/2017

Distance from Property: 830m



**38 SAUNDERS ST, KYABRAM, VIC 3620**

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

**\$242,000**

Sale Date: 18/10/2016

Distance from Property: 540m



**6 WATTLE ST, KYABRAM, VIC 3620**

3 bedrooms, 1 bathroom, 1 car space

Sale Price

**\$234,000**

Sale Date: 31/08/2016

Distance from Property: 201m



This report has been compiled on 12/10/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

34 FENAUGHTY STREET, KYABRAM, VIC 3620

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$255,000

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
36 TULLOH ST, KYABRAM, VIC 3620	\$230,000	10/01/2017
38 SAUNDERS ST, KYABRAM, VIC 3620	\$242,000	18/10/2016
6 WATTLE ST, KYABRAM, VIC 3620	\$234,000	31/08/2016