

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**40 TISDALL ROAD, KYABRAM, VIC 3620**

3 2 2

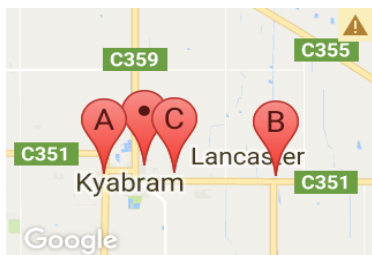
### Indicative Selling Price

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

Single Price: **\$392,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

## MEDIAN SALE PRICE



**KYABRAM, VIC, 3620**

Suburb Median Sale Price (House)

**\$242,000**

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.



**1240 MCEWEN RD, KYABRAM, VIC 3620**

3 1 5

Sale Price

**\$350,000**

Sale Date: 24/05/2017

Distance from Property: 2.2km



**38 WELLER RD, LANCASTER, VIC 3620**

3 2 2

Sale Price

**\$367,000**

Sale Date: 03/05/2017

Distance from Property: 7.1km



**45 THE AVE, KYABRAM, VIC 3620**

4 2 2

Sale Price

**Price Withheld**

Sale Date: 31/08/2017

Distance from Property: 1.7km



This report has been compiled on 30/10/2017 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

40 TISDALL ROAD, 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:

\$392,000

Median sale price

Median price

\$242,000

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 |
|-----------------------------------|----------------|--------------|
| 1240 MCEWEN RD, KYABRAM, VIC 3620 | \$350,000      | 24/05/2017   |
| 38 WELLER RD, LANCASTER, VIC 3620 | \$367,000      | 03/05/2017   |
| 45 THE AVE, KYABRAM, VIC 3620     | Price Withheld | 31/08/2017   |