

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 JULIA STREET, KYABRAM, VIC 3620

4 1 2

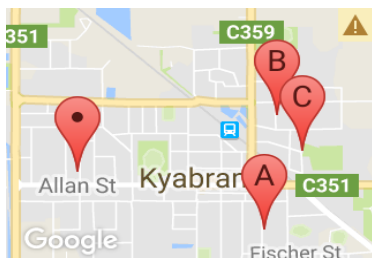
Indicative Selling Price

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

Single Price: **\$285,000**

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.



19 RICHARDS ST, KYABRAM, VIC 3620

3 2 1

Sale Price

***\$285,000**

Sale Date: 17/11/2017

Distance from Property: 1.3km



6 RODNEY ST, KYABRAM, VIC 3620

4 2 -

Sale Price

***\$285,000**

Sale Date: 23/10/2017

Distance from Property: 1.4km



31 OSWALD ST, KYABRAM, VIC 3620

3 1 1

Sale Price

\$275,000

Sale Date: 13/04/2017

Distance from Property: 1.5km



This report has been compiled on 21/11/2017 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

5 JULIA STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$285,000

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
19 RICHARDS ST, KYABRAM, VIC 3620	*\$285,000	17/11/2017
6 RODNEY ST, KYABRAM, VIC 3620	*\$285,000	23/10/2017
31 OSWALD ST, KYABRAM, VIC 3620	\$275,000	13/04/2017