

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 UNION STREET, KYABRAM, VIC 3620

4 1 2

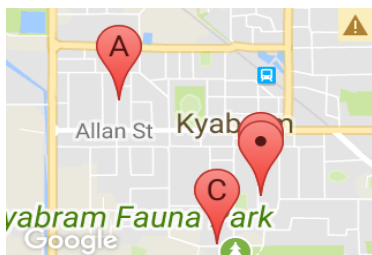
Indicative Selling Price

For the meaning of this price see 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)

\$241,500

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.



18 JULIA ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$242,000

Sale Date: 29/03/2017

Distance from Property: 1.2km



21 UNION ST, KYABRAM, VIC 3620

3 1 1

Sale Price

\$220,000

Sale Date: 30/11/2016

Distance from Property: 60m



13 RACECOURSE RD, KYABRAM, VIC 3620

3 1 2

Sale Price

\$220,000

Sale Date: 07/09/2016

Distance from Property: 460m



This report has been compiled on 04/12/2017 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

15 UNION STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price: 255,000

Median sale price

Median price

\$241,500

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
18 JULIA ST, KYABRAM, VIC 3620	\$242,000	29/03/2017
21 UNION ST, KYABRAM, VIC 3620	\$220,000	30/11/2016
13 RACECOURSE RD, KYABRAM, VIC 3620	\$220,000	07/09/2016