

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 WATTLE STREET, KYABRAM, VIC 3620**  3  1  2

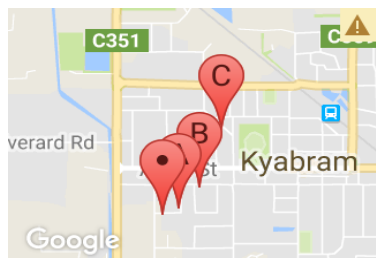
### Indicative Selling Price

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

Single Price: **\$265,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

## MEDIAN SALE PRICE



**KYABRAM, VIC, 3620**

Suburb Median Sale Price (House)

**\$248,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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.



**16 WARATAH ST, KYABRAM, VIC 3620**

 3  2  2

Sale Price

**\*\$265,000**

Sale Date: 22/12/2017

Distance from Property: 117m



**52 FENAUGHTY ST, KYABRAM, VIC 3620**

 3  2  1

Sale Price

**\$255,000**

Sale Date: 30/10/2017

Distance from Property: 315m



**27 DAWES RD, KYABRAM, VIC 3620**

 3  1  2

Sale Price

**\$250,000**

Sale Date: 21/08/2017

Distance from Property: 736m



This report has been compiled on 23/01/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - [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

10 WATTLE 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:

\$265,000

Median sale price

Median price

\$248,000

House

X

Unit


Suburb

KYABRAM

Period

01 January 2017 to 31 December 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 |
|------------------------------------|------------|--------------|
| 16 WARATAH ST, KYABRAM, VIC 3620   | *\$265,000 | 22/12/2017   |
| 52 FENAUGHTY ST, KYABRAM, VIC 3620 | \$255,000  | 30/10/2017   |
| 27 DAWES RD, KYABRAM, VIC 3620     | \$250,000  | 21/08/2017   |