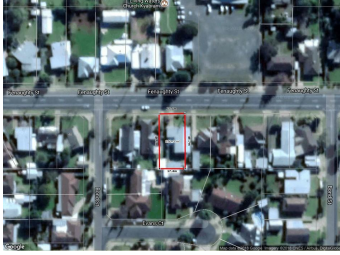


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



54 FENAUGHTY STREET, KYABRAM, VIC

3 - -

Indicative Selling Price

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

Single Price: **\$245,000**

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: 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.



17 WIGHT ST, KYABRAM, VIC 3620

3 1 3

Sale Price

\$234,000

Sale Date: 04/07/2017

Distance from Property: 367m



34 FENAUGHTY ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$240,000

Sale Date: 30/06/2017

Distance from Property: 226m



53 ALLAN ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$232,000

Sale Date: 04/05/2017

Distance from Property: 162m



This report has been compiled on 06/02/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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18 JULIA ST, KYABRAM, VIC 3620

 3  1  2

Sale Price

\$242,000

Sale Date: 29/03/2017

Distance from Property: 380m



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

54 FENAUGHTY STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$245,000

Median sale price

Median price

\$248,000

House

Unit

Suburb

KYABRAM

Period

01 January 2017 to 31 December 2017

Source


pricfinder

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
17 WIGHT ST, KYABRAM, VIC 3620	\$234,000	04/07/2017
34 FENAUGHTY ST, KYABRAM, VIC 3620	\$240,000	30/06/2017
53 ALLAN ST, KYABRAM, VIC 3620	\$232,000	04/05/2017
18 JULIA ST, KYABRAM, VIC 3620	\$242,000	29/03/2017