

## STATEMENT OF INFORMATION

34 LEWRY STREET, KYABRAM, VIC 3620

PREPARED BY GREG CALDWELL, HINCHLIFFE AND GREED REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**34 LEWRY STREET, KYABRAM, VIC 3620**

3 1 4

### Indicative Selling Price

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

Single Price:

**\$220,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

## MEDIAN SALE PRICE



**KYABRAM, VIC, 3620**

Suburb Median Sale Price (House)

**\$252,500**

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.



**14 PETTIFER ST, KYABRAM, VIC 3620**

3 1 2

Sale Price

**\$197,500**

Sale Date: 19/07/2017

Distance from Property: 1km



**35 OSWALD ST, KYABRAM, VIC 3620**

3 1 1

Sale Price

**\$230,000**

Sale Date: 25/05/2017

Distance from Property: 1.6km



**31 LEWRY ST, KYABRAM, VIC 3620**

3 1 3

Sale Price

**\$207,500**

Sale Date: 23/02/2017

Distance from Property: 33m



This report has been compiled on 27/02/2018 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

34 LEWRY 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:

\$220,000

Median sale price

Median price

\$252,500

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
14 PETTIFER ST, KYABRAM, VIC 3620	\$197,500	19/07/2017
35 OSWALD ST, KYABRAM, VIC 3620	\$230,000	25/05/2017
31 LEWRY ST, KYABRAM, VIC 3620	\$207,500	23/02/2017