

STATEMENT OF INFORMATION

34 LEWRY STREET, KYABRAM, VIC 3620

PREPARED BY GREG CALDWELL, HINCHLIFFE AND GREED REAL ESTATE

Hinchliffe & 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

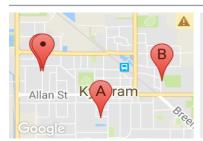
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$197,500

Sale Date: 19/07/2017

Distance from Property: 1km





35 OSWALD ST, KYABRAM, VIC 3620









Sale Price

\$230,000

Sale Date: 25/05/2017

Distance from Property: 1.6km





31 LEWRY ST, KYABRAM, VIC 3620







Sale Price

\$207,500

Sale Date: 23/02/2017

Distance from Property: 33m



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
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Indicative selling price

For the meaning of this price see 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	p	ricefinder	

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