

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 MUNRO CRESCENT, KYABRAM, VIC

3 bedrooms 0 bathrooms 0 cars

Indicative Selling Price

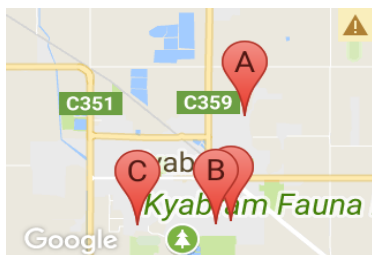
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$405,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$250,000

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.



40 TISDALL RD, KYABRAM, VIC 3620

3 bedrooms 2 bathrooms 2 cars

Sale Price

***\$390,000**

Sale Date: 22/12/2017

Distance from Property: 1.6km



21 MUNRO CRES, KYABRAM, VIC 3620

3 bedrooms 2 bathrooms 2 cars

Sale Price

\$380,000

Sale Date: 13/07/2017

Distance from Property: 197m



10 OUTRAM AVE, KYABRAM, VIC 3620

4 bedrooms 2 bathrooms 2 cars

Sale Price

\$375,000

Sale Date: 09/11/2017

Distance from Property: 1.2km



This report has been compiled on 02/03/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - 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

46 MUNRO CRESCENT, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$405,000

Median sale price

Median price

\$250,000

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
40 TISDALL RD, KYABRAM, VIC 3620	*\$390,000	22/12/2017
21 MUNRO CRES, KYABRAM, VIC 3620	\$380,000	13/07/2017
10 OUTRAM AVE, KYABRAM, VIC 3620	\$375,000	09/11/2017