

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 EDEN GROVE, KYABRAM, VIC 3620

4 bedrooms 2 bathrooms 2 car spaces

Indicative Selling Price

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

Single Price: **\$475,000**

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.



56 GOEGAN DR, KYABRAM, VIC 3620

4 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$470,000

Sale Date: 10/10/2017

Distance from Property: 943m



18 GOEGAN DR, KYABRAM, VIC 3620

4 bedrooms 2 bathrooms 2 car spaces

Sale Price

\$467,500

Sale Date: 17/07/2017

Distance from Property: 1.1km



19 GOEGAN DR, KYABRAM, VIC 3620

0 bedrooms 0 bathrooms 0 car spaces

Sale Price

\$470,000

Sale Date: 28/03/2017

Distance from Property: 1km



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

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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

2 EDEN GROVE, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$475,000

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 |
|---------------------------------|-----------|--------------|
| 56 GOEGAN DR, KYABRAM, VIC 3620 | \$470,000 | 10/10/2017 |
| 18 GOEGAN DR, KYABRAM, VIC 3620 | \$467,500 | 17/07/2017 |
| 19 GOEGAN DR, KYABRAM, VIC 3620 | \$470,000 | 28/03/2017 |