# Hinchliffe & Greed REAL ESTATE

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2 EDEN GROVE, KYABRAM, VIC 3620







**Indicative Selling Price** 

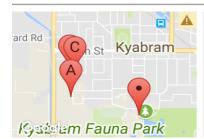
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$470,000

Sale Date: 10/10/2017

Distance from Property: 943m





18 GOEGAN DR, KYABRAM, VIC 3620







Sale Price

\$467,500

Sale Date: 17/07/2017

Distance from Property: 1.1km





19 GOEGAN DR, KYABRAM, VIC 3620







**Sale Price** 

\$470.000

Sale Date: 28/03/2017

Distance from Property: 1km



# 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
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### 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	се	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
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