

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 LYNTON CRESCENT, KYABRAM, VIC**

3 bedrooms, 1 bathroom, - car spaces

### Indicative Selling Price

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

Single Price:

**\$160,000**

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.



**25 LYNTON CRES, KYABRAM, VIC 3620**

3 bedrooms, 1 bathroom, 1 car space

Sale Price

**\$137,000**

Sale Date: 17/02/2017

Distance from Property: 65m



**13 CROSSTHWAITE ST, KYABRAM, VIC 3620**

2 bedrooms, 1 bathroom, 1 car space

Sale Price

**\$153,000**

Sale Date: 03/03/2017

Distance from Property: 1.3km



**94 ALBION ST, KYABRAM, VIC 3620**

2 bedrooms, 1 bathroom, 1 car space

Sale Price

**\*\$150,000**

Sale Date: 12/02/2018

Distance from Property: 396m



This report has been compiled on 22/03/2018 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

36 LYNTON CRESCENT, 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:

\$160,000

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
25 LYNTON CRES, KYABRAM, VIC 3620	\$137,000	17/02/2017
13 CROSSTHWAITE ST, KYABRAM, VIC 3620	\$153,000	03/03/2017
94 ALBION ST, KYABRAM, VIC 3620	*\$150,000	12/02/2018