Hinchliffe & Greed REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 LYNTON CRESCENT, KYABRAM, VIC







Indicative Selling Price

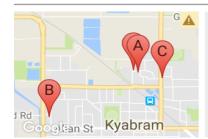
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

\$137,000

Sale Date: 17/02/2017

Distance from Property: 65m





13 CROSSTHWAITE ST, KYABRAM, VIC 3620







Sale Price

\$153,000

Sale Date: 03/03/2017

Distance from Property: 1.3km





94 ALBION ST, KYABRAM, VIC 3620







Sale Price

*\$150,000

Sale Date: 12/02/2018

Distance from Property: 396m



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
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Indicative selling price

For the meaning of this price see 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	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
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