

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 TURNBULL STREET, KYABRAM, VIC

3 - -

Indicative Selling Price

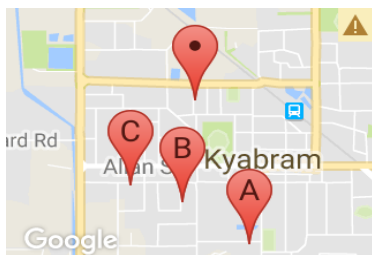
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$249,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$270,000

01 April 2017 to 31 March 2018

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.



3 HUTSON ST, KYABRAM, VIC 3620

3 2 2

Sale Price

\$241,500

Sale Date: 08/08/2017

Distance from Property: 1.1 km



11 BOND ST, KYABRAM, VIC 3620

3 2 1

Sale Price

\$240,000

Sale Date: 31/07/2017

Distance from Property: 752m



34 FENAUGHTY ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$240,000

Sale Date: 30/06/2017

Distance from Property: 757m



This report has been compiled on 19/04/2018 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

18 TURNBULL STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$249,000

Median sale price

Median price

\$270,000

House

X

Unit

Suburb

KYABRAM

Period

01 April 2017 to 31 March 2018

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
3 HUTSON ST, KYABRAM, VIC 3620	\$241,500	08/08/2017
11 BOND ST, KYABRAM, VIC 3620	\$240,000	31/07/2017
34 FENAUGHTY ST, KYABRAM, VIC 3620	\$240,000	30/06/2017