

STATEMENT OF INFORMATION

1 RACECOURSE ROAD, KYABRAM, VIC 3620

PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 RACECOURSE ROAD, KYABRAM, VIC

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Indicative Selling Price

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

Single Price: **\$365,000**

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

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



10 OUTRAM AVE, KYABRAM, VIC 3620

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Sale Price

\$375,000

Sale Date: 09/11/2017

Distance from Property: 381m



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	1 RACECOURSE ROAD, KYABRAM, VIC 3620
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Indicative selling price

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

Single Price:	\$365,000
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Median sale price

Median price	\$270,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	KYABRAM
Period	01 April 2017 to 31 March 2018			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
10 OUTRAM AVE, KYABRAM, VIC 3620	\$375,000	09/11/2017