

# 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





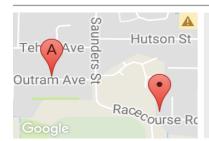
**Indicative Selling Price** 

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







**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	
---	--

## Indicative selling price

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

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

#### Median sale price

Median price	\$270,000 House X		X	Unit		Suburb	KYABRAM
Period	01 April 2017 to 31 March 2018		Source	 e	P	ricefinder	

#### 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