

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



68 FISCHER STREET, KYABRAM, VIC

3 1 2

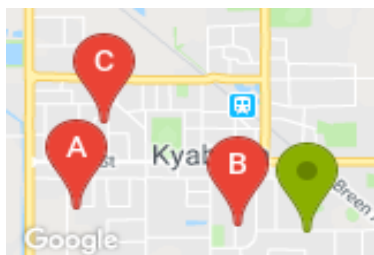
Indicative Selling Price

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

Single Price: **265,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$265,000

01 July 2017 to 30 June 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.



10 WATTLE ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$265,000

Sale Date: 23/02/2018

Distance from Property: 1.6km



15 UNION ST, KYABRAM, VIC 3620

3 1 1

Sale Price

\$250,000

Sale Date: 20/12/2017

Distance from Property: 465m



23 WIGHT ST, KYABRAM, VIC 3620

3 2 2

Sale Price

\$259,000

Sale Date: 15/09/2017

Distance from Property: 1.6km



This report has been compiled on 05/07/2018 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

68 FISCHER STREET, KYABRAM, VIC

Indicative selling price

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

Single Price:

265,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

KYABRAM

Period

01 July 2017 to 30 June 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
10 WATTLE ST, KYABRAM, VIC 3620	\$265,000	23/02/2018
15 UNION ST, KYABRAM, VIC 3620	\$250,000	20/12/2017
23 WIGHT ST, KYABRAM, VIC 3620	\$259,000	15/09/2017