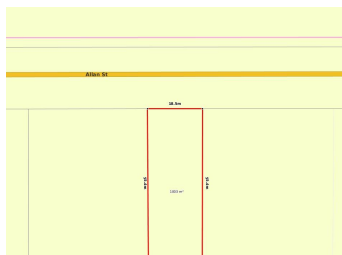


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



432 ALLAN STREET, KYABRAM, VIC

3 - -

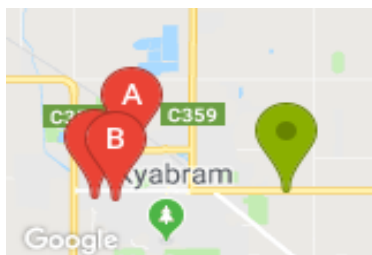
Indicative Selling Price

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)

\$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.



18 TURNBULL ST, KYABRAM, VIC 3620

3 1 1

Sale Price

\$242,500

Sale Date: 25/05/2018

Distance from Property: 2.1km



54 FENAUGHTY ST, KYABRAM, VIC 3620

3 1 2

Sale Price

***\$239,000**

Sale Date: 10/05/2018

Distance from Property: 2.3km



29 FENAUGHTY ST, KYABRAM, VIC 3620

3 1 1

Sale Price

\$240,000

Sale Date: 01/03/2018

Distance from Property: 2.5km



This report has been compiled on 19/07/2018 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

432 ALLAN STREET, KYABRAM, VIC

Indicative selling price

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

Single Price:

249,000

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
18 TURNBULL ST, KYABRAM, VIC 3620	\$242,500	25/05/2018
54 FENAUGHTY ST, KYABRAM, VIC 3620	*\$239,000	10/05/2018
29 FENAUGHTY ST, KYABRAM, VIC 3620	\$240,000	01/03/2018