

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 MCCORMICK ROAD, KYABRAM, VIC

 3  1  2

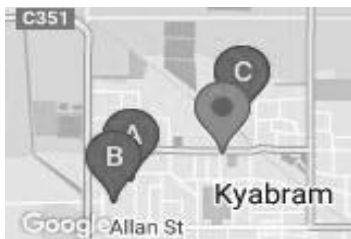
Indicative Selling Price

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

Single Price: \$415,000

Provided by: Michelle Watson, H&G Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$460,000

01 January 2023 to 31 December 2023

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.



33 LEWRY ST, KYABRAM, VIC 3620

 3  2  2

Sale Price

\$435,000

Sale Date: 05/12/2023

Distance from Property: 684m



1 UNDERWOOD GR, KYABRAM, VIC 3620

 3  1  2

Sale Price

***\$425,000**

Sale Date: 17/11/2023

Distance from Property: 852m



3 CROW CRES, KYABRAM, VIC 3620

 2  1  1

Sale Price

***\$430,000**

Sale Date: 24/01/2024

Distance from Property: 321m



This report has been compiled on 13/03/2024 by H&G Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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