

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/245-247 FENAUGHTY STREET,

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Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$220,000 to \$240,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

## SUBURB MEDIAN



KYABRAM, VIC, 3620

Suburb Median Sale Price (Unit)

**\$203,000**

01 April 2016 to 31 March 2017

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.

## 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

1/245-247 FENAUGHTY STREET, KYABRAM, VIC 3620

### Indicative selling price

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Single Price / Range

\$220,000 to \$240,000

### Median sale price

Median price

\$203,000

House

Unit

X

Suburb

KYABRAM

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

### 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.