# STATEMENT OF INFORMATION

8 KOALA COURT, KYABRAM, VIC-3620 PREPARED BY CHARLOTTE NORTHCOTT, PETER WILSON REAL ESTATE



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**



# KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

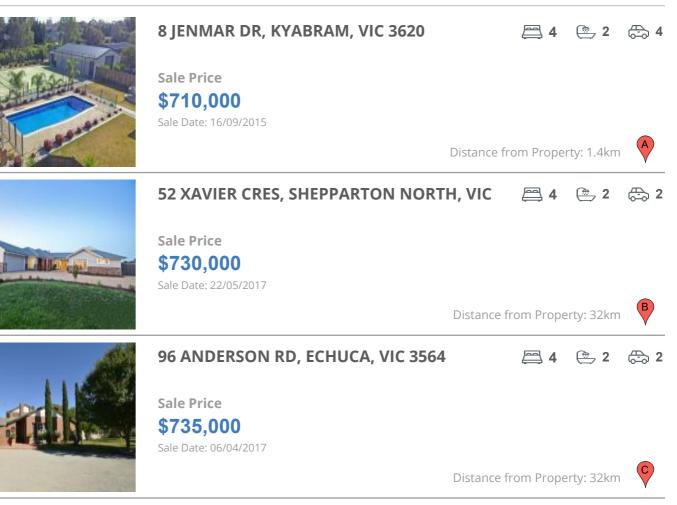
\$248,000

01 January 2017 to 31 December 2017

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.



This report has been compiled on 15/01/2018 by Peter Wilson 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 8 KOALA COURT, KYABRAM, VIC 3620

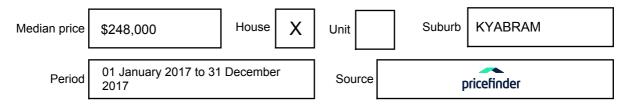
### Indicative selling price

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

Price Range:

\$680,000 to \$750,000

#### Median sale price



### **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
8 JENMAR DR, KYABRAM, VIC 3620	\$710,000	16/09/2015
52 XAVIER CRES, SHEPPARTON NORTH, VIC 3631	\$730,000	22/05/2017
96 ANDERSON RD, ECHUCA, VIC 3564	\$735,000	06/04/2017