

# Statement of Information

9 August 2017

# 2/9 Hawkins Street KYABRAM VIC 3620

House For Sale view.com.au Property No: 11234709

### 214 Allan St Kyabram VIC 3620 http://www.kyabramrealestate.com.au P: 03 5853 2588 | F: 03 5853 2559 E: mail@kyabramrealestate.com.au







Indicative Selling Price: Range between \$342,000 - \$378,000 For the meaning of this price see <a href="consumer.vic.gov.au/underquoting">consumer.vic.gov.au/underquoting</a>

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Median Sale Price - \$258,500 for a House in suburb Kyabram from April to June 2017 Quarter

Median data provided by view.com.au

# 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

1. 9 Cassia Court, Kyabram 3620

2. 9 Henley Close, Kyabram 3620

3. 25 Beech Street, Kyabram 3620

Date of Sale
01/09/2016
18/05/2016
29/04/2016



9 CASSIA COURT, KYABRAM 3620 4 Beds 2 Baths 2 Cars Selected by

McConnell

Selected by

McConnell

9 HENLEY CLOSE, KYABRAM 3620

3 Beds 2 Baths 2 Cars



25 BEECH STREET, KYABRAM 3620

3 Beds 2 Baths 2 Cars



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.