

## Statement of Information

26 June 2017

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## 3/27 Julia Street KYABRAM VIC 3620

Unit For Sale realestateVIEW Property No: 11143423





Indicative Selling Price : Range between \$144,875 - \$160,125 For the meaning of this price see <u>consumer.vic.gov.au/underquoting</u>

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Median Sale Price - \$215,000 for a Unit in suburb Kyabram from July to September 2016 Quarter Median data provided by realestateVIEW.com.au

## **Comparable Property Sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address	of Con	nparable	Property

- 1. 1/27 Julia Street, Kyabram 3620
- 2. 5/12 McCormick Road, Kyabram 3620
- 3. 4/245 Fenaughty Street, Kyabram 3620

Price	Date of Sale
\$155,000	23/08/2016
\$150,000	18/11/2016
\$130,000	11/05/2017





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.