

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 WIGHT STREET, KYABRAM, VIC 3620

3 1 1

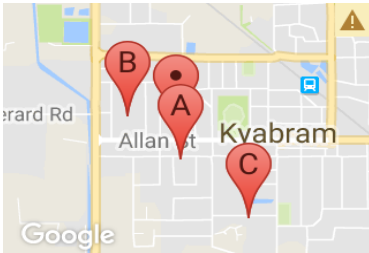
Indicative Selling Price

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

Single Price: 239,950

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

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.



54 FENAUGHTY ST, KYABRAM, VIC 3620

3 1 2

Sale Price

***\$239,000**

Sale Date: 10/05/2018

Distance from Property: 216m



3 UNDERWOOD GR, KYABRAM, VIC 3620

3 1 2

Sale Price

\$230,000

Sale Date: 22/03/2018

Distance from Property: 346m



15 HUTSON ST, KYABRAM, VIC 3620

3 1 2

Sale Price

\$220,000

Sale Date: 08/03/2018

Distance from Property: 805m



This report has been compiled on 14/05/2018 by Hinchliffe And Greed 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

4 WIGHT STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

239,950

Median sale price

Median price

\$265,000

House

Unit

Suburb

KYABRAM

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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
54 FENAUGHTY ST, KYABRAM, VIC 3620	*\$239,000	10/05/2018
3 UNDERWOOD GR, KYABRAM, VIC 3620	\$230,000	22/03/2018
15 HUTSON ST, KYABRAM, VIC 3620	\$220,000	08/03/2018