

STATEMENT OF INFORMATION

3/25 CHURCH STREET, KYABRAM, VIC 3620

PREPARED BY HINCHLIFFE AND GREED REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/25 CHURCH STREET, KYABRAM, VIC

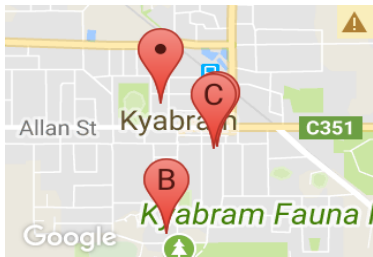
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Indicative Selling Price

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

Single Price: **\$215,000**

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (Unit)

\$200,000

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.



1/134 FENAUGHTY ST, KYABRAM, VIC 3620

2 1 1

Sale Price

\$237,000

Sale Date: 21/09/2017

Distance from Property: 495m



4/62 LAKE RD, KYABRAM, VIC 3620

2 1 1

Sale Price

\$200,000

Sale Date: 16/08/2017

Distance from Property: 956m



5/134 FENAUGHTY ST, KYABRAM, VIC 3620

2 1 1

Sale Price

\$220,000

Sale Date: 18/05/2017

Distance from Property: 489m



This report has been compiled on 04/05/2018 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

3/25 CHURCH STREET, KYABRAM, VIC 3620

Indicative selling price

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

Single Price:

\$215,000

Median sale price

Median price

\$200,000

House

Unit

X

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
1/134 FENAUGHTY ST, KYABRAM, VIC 3620	\$237,000	21/09/2017
4/62 LAKE RD, KYABRAM, VIC 3620	\$200,000	16/08/2017
5/134 FENAUGHTY ST, KYABRAM, VIC 3620	\$220,000	18/05/2017