

# Statement of Information

18 April 2018

# 25 Munro Crescent KYABRAM VIC 3620

House For Sale view.com.au Property No: 11803144

### 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 \$399,000 - \$419,000 For the meaning of this price see <a href="consumer.vic.gov.au/underquoting">consumer.vic.gov.au/underquoting</a>







Median Sale Price - \$310,000 for a House in suburb Kyabram from January to March 2018 Quarter

Median data provided by view.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 Comparable Property

- 1. 30 Waratah Street, Kyabram 3620
- 2. 13 Goegan Drive, Kyabram 3620
- 3. 2 Pigatto Close, Kyabram 3620

Price	Date of Sale
\$415,000	25/01/2018
\$392,000	02/03/2018
\$420,000	06/02/2017



30 WARATAH STREET, KYABRAM 3620

4 Beds 2 Baths 2 Cars



13 GOEGAN DRIVE, KYABRAM 3620

4 Beds 2 Baths 2 Cars



2 PIGATTO CLOSE, KYABRAM 3620

4 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.