

4 September 2017

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Kyabram VIC 3620  
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**23 Waratah Street**  
**KYABRAM VIC 3620**

House For Sale  
[view.com.au](http://view.com.au) Property No: 11284944



Indicative Selling Price : Range between \$327,750 - \$362,250  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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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](http://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

- 64 Goegan Drive, Kyabram 3620
- 13 Frederick Street, Kyabram 3620
- 43 Tehan Avenue, Kyabram 3620

Price	Date of Sale
\$325,000	09/09/2016
\$320,000	19/07/2016
\$335,000	21/12/2016



Selected by



**McConnell**

64 GOEGAN DRIVE, KYABRAM 3620

3 Beds 2 Baths 2 Cars



Selected by



**McConnell**

13 FREDERICK STREET, KYABRAM 3620

3 Beds 2 Baths 4 Cars



Selected by



**McConnell**

43 TEHAN AVENUE,  
KYABRAM 3620

3 Beds 2 Baths 2 Cars