

## Statement of Information

19 September 2018

# 3 Banyule Court KYABRAM VIC 3620

House For Sale view.com.au Property No: 12117118

### 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 \$230,000 - \$239,500 For the meaning of this price see <a href="consumer.vic.gov.au/underquoting">consumer.vic.gov.au/underquoting</a>

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Median Sale Price - \$271,000 for a House in suburb Kyabram from April to June 2018 Quarter

Median data provided by view.com.au

## 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**

1. 8 Tulloh Street, Kyabram 3620

2. 53 Allan Street, Kyabram 3620

3. 56 Fischer Street, Kyabram 3620

Price	Date of Sale
\$220,000	01/08/2018
\$232,000	03/04/2017
\$248,000	10/11/2017



8 TULLOH STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



53 ALLAN STREET, KYABRAM 3620

2 Beds 1 Bath 2 Cars



Selected by



McConnell

56 FISCHER STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



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.