

Statement of Information

26 September 2017

214 Allan St Kyabram VIC 3620 http://www.kyabramrealestate.com.au P: 03 5853 2588 | F: 03 5853 2559 E: mail@kyabramrealestate.com.au

1/56 Fischer Street KYABRAM VIC 3620

House For Sale view.com.au Property No: 11330449

.



Indicative Selling Price : Range between \$246,050 - \$271,950 For the meaning of this price see <u>consumer.vic.gov.au/underquoting</u>

Median Sale Price - \$258,500 for a House in suburb Kyabram from April to June 2017 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	Price	Date of Sale
1.	25 Tulloh Street, Kyabram 3620	\$202,500	20/03/2017
2.	15 Waratah Street, Kyabram 3620	\$222,000	21/03/2017
3.	27 Dawes Road, Kyabram 3620	\$250,000	29/08/2017





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.