

## Statement of Information

1 September 2017

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## 3/63 - 65 Lake Road KYABRAM VIC 3620

Townhouse For Sale view.com.au Property No: 11283864



Indicative Selling Price : Range between \$227,050 - \$250,950 For the meaning of this price see <u>consumer.vic.gov.au/underquoting</u>

Median Sale Price - \$215,000 for a Unit in suburb Kyabram from July to September 2016 Quarter Median data provided by view.com.au

## Comparable Property Sales

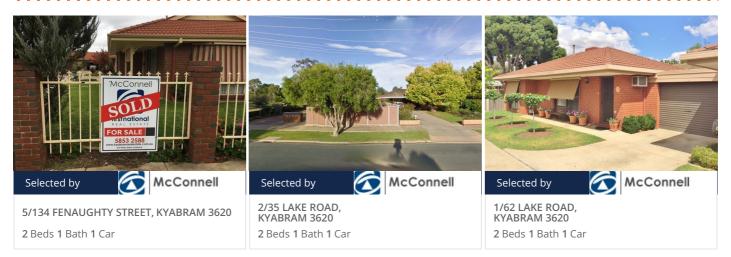
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address | of | Comparable Property  |  |
|---------|----|----------------------|--|
| Addiess | 01 | comparable i roperty |  |

- 1. 5/134 Fenaughty Street, Kyabram 3620
- 2. 2/35 Lake Road, Kyabram 3620
- 3. 1/62 Lake Road, Kyabram 3620

| Price     | Date of Sale |
|-----------|--------------|
| \$220,000 | 19/05/2017   |
| \$235,000 | 17/11/2016   |
| \$216.000 | 10/03/2016   |

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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.