

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1312 MATHESON ROAD, KYVALLEY, VIC

3 1 2

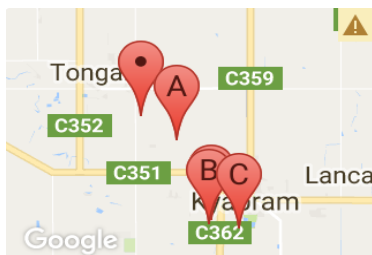
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$395,000.00**

Provided by: Brendon Cornwall, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYVALLEY, VIC, 3621

Suburb Median Sale Price (House)

\$455,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



571 SCOBIE RD, KYVALLEY, VIC 3621

3 2 2

Sale Price

\$455,000

Sale Date: 11/01/2018

Distance from Property: 2.3km



58 GRAY RD, KYABRAM, VIC 3620

3 1 2

Sale Price

\$357,000

Sale Date: 05/03/2018

Distance from Property: 7.3km



96 SOUTH BOUNDARY RD, KYABRAM, VIC

4 2 4

Sale Price

***\$440,000**

Sale Date: 10/05/2018

Distance from Property: 8.4km



This report has been compiled on 17/05/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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46 ALDERSYDE DR, KYABRAM, VIC 3620

 5  2  2

Sale Price

***\$475,000**

Sale Date: 23/04/2018

Distance from Property: 7.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1312 MATHESON ROAD, KYVALLEY, VIC 3621

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$395,000.00

Median sale price

Median price

\$455,000

House

X

Unit

Suburb

KYVALLEY

Period

01 April 2017 to 31 March 2018

Source



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	Price	Date of sale
571 SCOBIE RD, KYVALLEY, VIC 3621	\$455,000	11/01/2018
58 GRAY RD, KYABRAM, VIC 3620	\$357,000	05/03/2018
96 SOUTH BOUNDARY RD, KYABRAM, VIC 3620	*\$440,000	10/05/2018
46 ALDERSYDE DR, KYABRAM, VIC 3620	*\$475,000	23/04/2018