

## Statement of Information

8 August 2017

# 2 Prunus Court **KYABRAM VIC 3620**

House For Sale view.com.au Property No: 11233763

### 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 \$166,250 - \$183,750 For the meaning of this price see consumer.vic.gov.au/underquoting







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

- 1. 32 Church Street, Kyabram 3620
- 2. 2 Sawers Avenue, Kyabram 3620
- 13 Crossthwaite Street, Kyabram 3620

Price	Date of Sale
\$150,000	08/10/2016
\$160,000	20/10/2016
\$153,000	03/03/2017



32 CHURCH STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



2 SAWERS AVENUE, KYABRAM 3620 3 Beds 1 Bath 0 Car



13 CROSSTHWAITE 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.