

Statement of Information

12 July 2018

1/43 Union Street KYABRAM VIC 3620

Townhouse For Sale view.com.au Property No: 11909110

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 \$379,000 - \$389,000 For the meaning of this price see consumer.vic.gov.au/underquoting







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 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. 13 Goegan Drive, Kyabram 3620
- 2. 9 Henley Close, Kyabram 3620
- 3. 84 Goegan Drive, Kyabram 3620

Price	Date of Sale
\$392,000	02/03/2018
\$348,000	09/07/2018
\$420,000	15/09/2017



13 GOEGAN DRIVE, KYABRAM 3620

4 Beds 2 Baths 2 Cars



9 HENLEY CLOSE, KYABRAM 3620

3 Beds 2 Baths 2 Cars



84 GOEGAN DRIVE, KYABRAM 3620

5 Beds 2 Baths 2 Cars



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.