

Statement of Information

31 October 2018

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

22 Pettifer Street KYABRAM VIC 3620

House For Sale view.com.au Property No: 12205559



Indicative Selling Price : Range between \$165,000 - \$175,000 For the meaning of this price see <u>consumer.vic.gov.au/underquoting</u>

Median Sale Price - \$346,500 for a House in suburb Kyabram from July to September 2018 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.

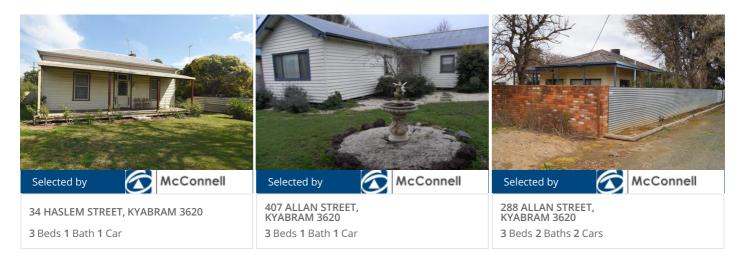
	Address of Comparable Property
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- 1. 34 Haslem Street, Kyabram 3620
- 2. 407 Allan Street, Kyabram 3620
- 3. 288 Allan Street, Kyabram 3620

Price	Dat
\$175,000	23/
\$162,000	17/
\$180,000	21/

Date of Sale 23/03/2018 17/08/2015 21/08/2018

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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.