

20 June 2018

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Kyabram VIC 3620  
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**5 Beech Street**  
**KYABRAM VIC 3620**

House For Sale  
[view.com.au](http://view.com.au) Property No: 11932924



Indicative Selling Price : Range between \$217,000 - \$225,000  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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Median Sale Price - \$306,500 for a House in suburb Kyabram from January to March 2018 Quarter

Median data provided by [view.com.au](http://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. 15 Hutson Street, Kyabram 3620
2. 31 Dawes Road, Kyabram 3620
3. 19 Racecourse Road, Kyabram 3620

### Price

\$220,000  
\$205,000  
\$219,000

### Date of Sale

23/03/2018  
07/06/2018  
06/02/2018



Selected by



**McConnell**

15 HUTSON STREET,  
KYABRAM 3620

3 Beds 1 Bath 2 Cars



Selected by



**McConnell**

31 DAWES ROAD, KYABRAM 3620

3 Beds 1 Bath 1 Car



Selected by



**McConnell**

19 RACECOURSE ROAD,  
KYABRAM 3620

3 Beds 1 Bath 1 Car