

10 November 2017

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**30 Waratah Street**  
**KYABRAM VIC 3620**

House For Sale  
[view.com.au](http://view.com.au) Property No: 11436382



Indicative Selling Price : Single price \$435,000  
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 - \$248,000 for a House in suburb Kyabram from July to September 2017 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

- 84 Goegan Drive, Kyabram 3620
- 74 Goegan Drive, Kyabram 3620
- 5 Bilby Close, Kyabram 3620

Price	Date of Sale
\$420,000	15/09/2017
\$435,000	18/01/2017
\$420,000	12/12/2016



Selected by



McConnell

84 GOEGAN DRIVE, KYABRAM 3620  
5 Beds 2 Baths 2 Cars



Selected by



McConnell

74 GOEGAN DRIVE, KYABRAM 3620  
4 Beds 2 Baths 4 Cars



Selected by



McConnell

5 BILBY CLOSE,  
KYABRAM 3620  
4 Beds 2 Baths 2 Cars