

## Statement of Information

4 July 2017

# 66 McCormick Road KYABRAM VIC 3620

House For Sale realestateVIEW Property No: 11156932

### 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 \$255,550 - \$282,450 For the meaning of this price see <a href="consumer.vic.gov.au/underquoting">consumer.vic.gov.au/underquoting</a>

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Median Sale Price - \$281,500 for a House in suburb Kyabram from April to June 2017 Quarter

Median data provided by realestateVIEW.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. 3 Doidge Court, Kyabram 3620
- 2. 31 Oswald Street, Kyabram 3620
- 3. 1 Turnbull Street, Kyabram 3620

Price	Date of Sale
\$260,000	14/03/2017
\$275,000	16/06/2017
\$248,000	06/08/2016



3 DOIDGE COURT, KYABRAM 3620 3 Beds 2 Baths 4 Cars Selected by McConnell

31 OSWALD STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



1 TURNBULL STREET, KYABRAM 3620

3 Beds 1 Bath 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.