

Statement of Information

20 June 2017

11 Cassia Court KYABRAM VIC 3620

House For Sale realestateVIEW Property No: 11130880

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 \$331,550 - \$366,450 For the meaning of this price see consumer.vic.gov.au/underquoting

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Median Sale Price - \$275,000 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 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. 35 Banyule Court, Kyabram 3620
- 2. 58 Munro Crescent, Kyabram 3620
- 3. 64 Goegan Drive, Kyabram 3620

Price	D	ate of Sale
\$350,000	1	6/03/2017
\$330,000	0	2/09/2016
\$325,000	0	9/09/2016



35 BANYULE COURT, KYABRAM 3620 4 Beds 2 Baths 2 Cars

58 MUNRO CRESCENT, KYABRAM 3620

4 Beds 2 Baths 1 Car



64 GOEGAN DRIVE, KYABRAM 3620

3 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.