

## Statement of Information

28 August 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

## 7 Frederick Street KYABRAM VIC 3620

House For Sale view.com.au Property No: 12080437







Indicative Selling Price: Range between \$259,000 - \$269,000 For the meaning of this price see <a href="consumer.vic.gov.au/underquoting">consumer.vic.gov.au/underquoting</a>







Median Sale Price - \$271,000 for a House in suburb Kyabram from April to June 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

- 1. 28 Tweddle Street, Kyabram 3620
- 2. 3 Doidge Court, Kyabram 3620
- 3. 27 Dawes Road, Kyabram 3620

Price	Date of Sale
\$254,000	04/07/2017
\$260,000	14/03/2017
\$250,000	29/08/2017



28 TWEDDLE STREET, KYABRAM 3620 4 Beds 1 Bath 2 Cars Selected by

MCCopposition of the state of t

3 DOIDGE COURT, KYABRAM 3620

3 Beds 2 Baths 4 Cars



27 DAWES ROAD, 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.