

Statement of Information

19 July 2017

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49 Fenaughty Street KYABRAM VIC 3620

House For Sale realestateVIEW Property No: 11192111







Indicative Selling Price: Range between \$166,250 - \$183,750 For the meaning of this price see consumer.vic.gov.au/underquoting







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 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. 2 Bond Street, Kyabram 3620
- 2. 12 Fenaughty Street, Kyabram 3620
- 3. 48 Fenaughty Street, Kyabram 3620

Price	Date of Sale
\$195,000	02/02/2016
\$182,500	19/12/2016
\$182,000	01/03/2016



2 BOND STREET, KYABRAM 3620

3 Beds 1 Bath 2 Cars



12 FENAUGHTY STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



48 FENAUGHTY STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



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.