

19 July 2017

214 Allan St  
Kyabram VIC 3620  
<http://www.kyabramrealestate.com.au>  
P: 03 5853 2588 | F: 03 5853 2559  
E: [mail@kyabramrealestate.com.au](mailto:mail@kyabramrealestate.com.au)

**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](http://consumer.vic.gov.au/underquoting)

3 1 1

Median Sale Price - \$275,000 for a House in suburb Kyabram from April to June 2017 Quarter

Median data provided by [realestateVIEW.com.au](http://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



Selected by **McConnell**

2 BOND STREET, KYABRAM 3620  
3 Beds 1 Bath 2 Cars



Selected by **McConnell**

12 FENAUGHTY STREET, KYABRAM 3620  
3 Beds 1 Bath 1 Car



Selected by **McConnell**

48 FENAUGHTY STREET, KYABRAM 3620  
3 Beds 1 Bath 1 Car