

24 October 2017

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**4 Hutson Street  
KYABRAM VIC 3620**

House For Sale  
[view.com.au](http://view.com.au) Property No: 11400597



Indicative Selling Price : Single price \$209,000  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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Median Sale Price - \$248,000 for a House in suburb Kyabram from July to September 2017 Quarter

Median data provided by [view.com.au](http://view.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	Price	Date of Sale
1. 14 Pettifer Street, Kyabram 3620	\$197,500	03/07/2017
2. 13 Racecourse Road, Kyabram 3620	\$220,000	15/09/2016
3. 35 Hutson Street, Kyabram 3620	\$205,000	24/02/2017



Selected by **McConnell**

14 PETTIFER STREET,  
KYABRAM 3620  
3 Beds 1 Bath 2 Cars



Selected by **McConnell**

13 RACECOURSE ROAD,  
KYABRAM 3620  
3 Beds 1 Bath 2 Cars



Selected by **McConnell**

35 HUTSON STREET,  
KYABRAM 3620  
3 Beds 1 Bath 1 Car