

Statement of Information

23 May 2018

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31 Dawes Road KYABRAM VIC 3620

House For Sale view.com.au Property No: 11876553







Indicative Selling Price: Range between \$199,000 - \$209,000 For the meaning of this price see consumer.vic.gov.au/underquoting







Median Sale Price - \$306,500 for a House in suburb Kyabram from January to March 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. 31 Lewry Street, Kyabram 3620
- 2. 49 Fenaughty Street, Kyabram 3620
- 3. 4 Hutson Street, Kyabram 3620

Price	Date of Sale
\$207,500	16/03/2017
\$190,000	25/09/2017
\$205,000	04/12/2017



31 LEWRY STREET, KYABRAM 3620

4 Beds 1 Bath 3 Cars



49 FENAUGHTY STREET, KYABRAM 3620

3 Beds 1 Bath 1 Car



4 HUTSON 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.