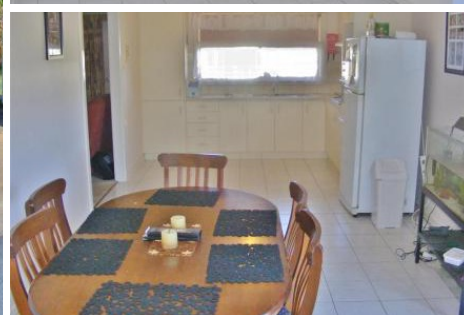


1 June 2018

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

**2A Julia Street**  
**KYABRAM VIC 3620**

Unit For Sale  
view.com.au Property No: 11853281



Indicative Selling Price : Range between \$215,000 - \$222,500  
For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

2 1 1

Median Sale Price - \$215,000 for a Unit in suburb Kyabram from July to September 2016 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	Price	Date of Sale
1. 3/42-44 Lake Road, Kyabram 3620	\$235,000	20/03/2018
2. 6/63-65 Lake Road, Kyabram 3620	\$233,000	22/05/2018
3. 1/134 Fenaughty Street, Kyabram 3620	\$237,000	20/09/2017



Selected by McConnell

3/42-44 LAKE ROAD,  
KYABRAM 3620  
2 Beds 1 Bath 1 Car



Selected by McConnell

6/63-65 LAKE ROAD,  
KYABRAM 3620  
2 Beds 1 Bath 1 Car



Selected by McConnell

1/134 FENAUGHTY STREET, KYABRAM 3620  
2 Beds 1 Bath 1 Car