



STATEMENT OF INFORMATION

8 KOALA COURT, KYABRAM, VIC-3620

PREPARED BY CHARLOTTE NORTHCOTT, PETER WILSON REAL ESTATE

PETER WILSON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 KOALA COURT, KYABRAM, VIC 3620

3 2 3

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$680,000 to \$750,000**

Provided by: Charlotte Northcott, Peter Wilson Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$240,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8 JENMAR DR, KYABRAM, VIC 3620

4 2 4

Sale Price

\$710,000

Sale Date: 16/09/2015

Distance from Property: 1.4km



38 KASHELMARA DR, KYABRAM, VIC 3620

5 2 2

Sale Price

\$687,000

Sale Date: 16/01/2017

Distance from Property: 1.6km



15 GARDADALE DR, KYABRAM, VIC 3620

5 2 2

Sale Price

\$545,000

Sale Date: 23/08/2016

Distance from Property: 1.5km



This report has been compiled on 14/08/2017 by Peter Wilson Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 KOALA COURT, KYABRAM, VIC 3620

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$680,000 to \$750,000

Median sale price

Median price

\$240,000

House

Unit

Suburb

KYABRAM

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

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
8 JENMAR DR, KYABRAM, VIC 3620	\$710,000	16/09/2015
38 KASHELMARA DR, KYABRAM, VIC 3620	\$687,000	16/01/2017
15 GARDADALE DR, KYABRAM, VIC 3620	\$545,000	23/08/2016