



STATEMENT OF INFORMATION

5 AMARCO LANE, KYABRAM, VIC-3620

PREPARED BY CHARLOTTE BRADSHAW, PETER WILSON REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 AMARCO LANE, KYABRAM, VIC 3620

4 2 3

Indicative Selling Price

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

Price Range: **\$449,000 to \$496,000**

Provided by: Charlotte Bradshaw, Peter Wilson Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$247,500

01 January 2017 to 31 December 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.



56 GOEGAN DR, KYABRAM, VIC 3620

4 2 2

Sale Price

***\$470,000**

Sale Date: 15/12/2017

Distance from Property: 3.7km



22 THE AVE, KYABRAM, VIC 3620

4 2 2

Sale Price

\$480,000

Sale Date: 18/10/2017

Distance from Property: 294m



18 GOEGAN DR, KYABRAM, VIC 3620

4 2 2

Sale Price

\$467,500

Sale Date: 17/07/2017

Distance from Property: 3.6km



This report has been compiled on 11/01/2018 by Peter Wilson Real Estate. Property Data Solutions Pty Ltd 2018 - 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

5 AMARCO LANE, KYABRAM, VIC 3620

Indicative selling price

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Price Range: \$449,000 to \$496,000

Median sale price

Median price \$247,500

House

Unit

Suburb KYABRAM

Period 01 January 2017 to 31 December 2017

Source



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
56 GOEGAN DR, KYABRAM, VIC 3620	*\$470,000	15/12/2017
22 THE AVE, KYABRAM, VIC 3620	\$480,000	18/10/2017
18 GOEGAN DR, KYABRAM, VIC 3620	\$467,500	17/07/2017