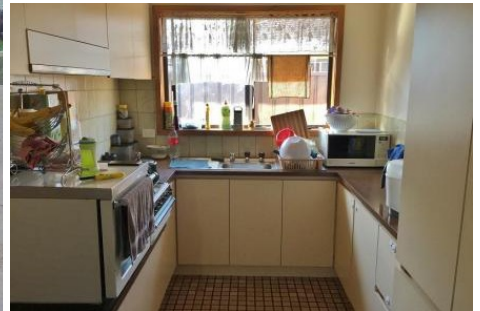


26 June 2017

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)

**3/27 Julia Street**  
**KYABRAM VIC 3620**

Unit For Sale  
realestateVIEW Property No: 11143423



Indicative Selling Price : Range between \$144,875 - \$160,125

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 [realestateVIEW.com.au](http://realestateVIEW.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. 1/27 Julia Street, Kyabram 3620	\$155,000	23/08/2016
2. 5/12 McCormick Road, Kyabram 3620	\$150,000	18/11/2016
3. 4/245 Fenaughty Street, Kyabram 3620	\$130,000	11/05/2017



Selected by **McConnell**

1/27 JULIA STREET, KYABRAM 3620

2 Beds 1 Bath 1 Car



Selected by **McConnell**

5/12 MCCORMICK ROAD,  
KYABRAM 3620

2 Beds 1 Bath 1 Car



Selected by **McConnell**

4/245 FENAUGHTY STREET, KYABRAM 3620

2 Beds 1 Bath 1 Car