Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	56 Jennings Street, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$690,000	&	$745,000

Median sale price

Median price	$985,000	Property type	House	Suburb	Kyneton
Period - From	March 2022	to	Feb 2023	Source	Pricefinder.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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 21 Pohlam Street, Kyneton	$775,000	17/02/2023
2 5 Blair Drive, Kyneton	$ 710,000	25/11/2022
3 40 Wheatley Street, Kyneton	$ 725,000	22/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24/03/2023