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	8 Oak Ridge Court, Kyneton, VIC, 3444

Indicative selling price

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

$1,030,000 &

Median sale price

Median price	$900,000	Property type	House	Suburb	Kyneton
Period - From	Aug 2022	to	July 2023	Source	Pricefinder.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
2 Banksia Court, Kyneton	$1,025,000	27/10/2022
30 Warren Street, Kyneton	$1,050,000	20/06/2022
11 Sanctuary Drive, Kyneton	$1,375,000	14/07/2022

This Statement of Information was prepared on: 31/08/2023