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<br>Including suburb or locality and postcode | 3 Mayfair Way, Kyneton, 3444 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| | or range between | $730,000 | & | $765,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $842,000 | Property type | House | Suburb | Kyneton |
| Period - From | Oct 23 | to | Sept 24 | Source | Pricefinder |

## Comparable property sales

**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 12 Stevensons Rise, Kyneton | $725,000 | 23/04/24 |
| 2 140 High Street, Kyneton | $780,000 | 24/06/24 |
| 3 15 Amber Rise, Kyenton | $780,000 | 09/09/24 |

This Statement of Information was prepared on: 10/10/24