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	62 Kyneton-Springhill Road, Kyneton

Indicative selling price

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

$995,000 or range between _____ & _____

Median sale price

Median price	$848,000	Property type	HOUSE	Suburb	Kyneton
Period - From	Feb 2024	to	Jan 2025	Source	Pricefinder.com.au

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. 159 Harpers Lane, Kyneton	$1,245,000	29/10/2024
2. 6 Kyneton-Springhill Road, Kyneton	$1,250,000	08/05/2024
3. 10 Kyneton-Springhill Rd, Kyneton	$1,620,000	09/03/2024

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: 3rd March 2025