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	22 Blanchfield Drive, Kyneton 3444

Indicative selling price

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

$625,000	or range between		&	

Median sale price

Median price	$465,000	Property type	Land	Suburb	Kyneton
Period - From	1st Oct 23	to	30th Sept 24	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. Lot 3, Northumberland Rd, Kyneton	$670,000	13th Dec 2024
2. 212 High Street, Kyneton	$575,000	31st Jan 2025
3. 57 Campbells Rd, Kyneton	$680,000	12th March 2023

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: 19th March 2025