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 | 2 Blair Murphy Close, Kyneton, VIC, 3444 |

## Indicative selling price

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

| | | | | |
|---|---|---|---|---|
| | or range between | $740,00 | & | $785,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $920,000 | Property type | House | Suburb | Kyneton |
| Period - From | June 2022 | to | May 2023 | 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 |
|---|---|---|
| 55 Beauchamp Street, Kyneton | $765,000 | 23/05/2023 |
| 21 Pohlman Street, Kyneton | $775,000 | 24/01/2023 |
| 40 Wheatley Street, Kyneton | $725,000 | 22/11/2023 |

This Statement of Information was prepared on: 21st June 2023