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	35 Campaspe Drive, Kyneton

Indicative selling price

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

	or range between	$650,000	&	$695,000

Median sale price

Median price	$329,000	Property type		Suburb	
Period - From	20 Jan 2021	to	Dec 2021	Source	Pricefinder.com.au

Comparable property sales (*Delete A or B below as applicable)

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 53 Yaldwyn Street West, Kyneton	$850,000	21/3/2022
2 98b Wedge Street, Kyneton	$825,000	5/4/2022
3 53 Beauchamp Street, Kyneton	$545,000	21/3/2022

This Statement of Information was prepared on: 13 April 2022