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 Silversmith Drive Kyneton

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$370,000	&	$390,000

Median sale price

Median price	$329,000	Property type	Land	Suburb	Kyneton
Period - From	Jan 2021	to	Dec 2021	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 1020 Village Green Drive Kyneton	$369,000	25/3/2022
2 Lot 1112 Postmaswter Way Kyneton	$387,000	11/4/2022
3 2 Donnithorne Street Kyneton	$379,000	14/2/2022

This Statement of Information was prepared on: 13 April 2022