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	5 Amber Rise, Kyneton, VIC, 3444

Indicative selling price

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

Price	$415,000	or range between	$	&	$

Median sale price

Median price	$915,000	Property type	House	Suburb	Kyneton
Period - From	Oct 21	to	Sept 22	Source	Pricefinder.com.au

Comparable property sales

These are the two 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
Lot 1127 Postmaster Way, Kyneton	$439,000	15/08/2022
Lot 1123 Postmaster Way, Kyneton	$429.000	15/08/2022

This Statement of Information was prepared on: 24th January 2023