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	102 Edgecombe Street, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$695,000	&	$750,000

Median sale price

Median price	$898,000	Property type	House	Suburb	Kyneton
Period - From	July 2021	to	June 2022	Source	Pricefinder.com.au

Comparable property sales

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
99 Edgecombe Street, Kyneton	$750,000	6/12/2021
29 Orr Street, Kyneton	$750,000	2/4/2022
13 Mair Street, Kyneton	$875,000	17/8/2022

This Statement of Information was prepared on: 18th November 2022