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	30 Silver Smith Drive, Kyneton, VIC, 3444

Indicative selling price

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

Price: $320,000 or range between _____ & _____

Median sale price

Median price $970,000 Property type House Suburb Kyneton

Period - From Jan 2022 to Dec 2022 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
5 Amber Rise, Kyneton	$405,000	20/07/2022
22 Silver Smith Drive, Kyneton	$355,000	30/05/2022
2 Armstrong Court, Kyneton	$465,000	19/04/2022

This Statement of Information was prepared on: 9th February 2023