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	2/31 Bourke Street, Kyneton, VIC, 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price~~	~~$*~~	or range between	$450,000	&	$495,000

Median sale price

Median price	$520,000	Property type	Unit	Suburb	Kyneton

Period - From	Oct 18	to	Sept 19	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
1/13 Bourke Street, Kyneton, VIC, 3444	$540,000	20/02/2019
2/43 Wedge Street, Kyneton, VIC, 3444	$480,000	01/02/2019
1/103 Piper Street, Kyneton, VIC, 3444	$505,000	12/01/2019

This Statement of Information was prepared on: 13/02/2020