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	45 Wheatley Street, Kyneton 3444

Indicative selling price

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

~~Single price~~ ~~$*~~ or range between $595,000 & $630,000

Median sale price

Median price $650,000 Property type House Suburb Kyneton

Period - From May 2019 to April 2020 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
5 Hale Crescent, Kyneton	$595,000	23/04/2020
1A Lavender Street, Kyneton	$620,000	11/02/2020
40 Warren Street, Kyneton	$650,000	10/10/2019

This Statement of Information was prepared on: 18th June 2020