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	40 Warren Street, Kyneton, Vic 3444

Indicative selling price

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

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

Median sale price

Median price	$630,000	Property type	House	Suburb	Kyneton
Period - From	March 2020	to	Feb 2021	Source	Pricefinder

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
8 Welsh Street, Kyneton	$710,000	20/05/2020
3 Kelly Close, Kyneton	$700,000	28/02/2021
26 Pohlman Street, Kyneton	$750,000	04/12/2020

This Statement of Information was prepared on: 25th March 2021