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	9 Castles Crescent, Kyneton, Vic 3444

Indicative selling price

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

~~Single price~~ ~~$*~~ or range between $475,000 & $500,000

Median sale price

Median price $600,000 Property type House Suburb Kyneton

Period - From Jan 2019 to Feb 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
21 Beauchamp Street, Kyneton	$495,000	18/12/2019
11 Jeffrey Street, Kyneton	$490,000	29/01/2020
29 Bourke Street, Kyneton	$485,000	27/05/2020

This Statement of Information was prepared on: 10/07/2020