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	34 Market Street, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$625,000	&	$675,000

Median sale price

Median price	$750,000	Property type	Townhouse	Suburb	Kyneton
Period - From	Oct 20	to	Sept 21	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
1/7 Mitchell Street, Kyneton	$822,500	15/07/2021
3/5 Hall Court, Kyneton	$640,000	28/05/2021
1/13 Ward Street, Kyneton	$720,000	28/04/2021

This Statement of Information was prepared on: 27th October 2021