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	62 Warren Street, Kyneton, 3444

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$849,000	&	$895,000

Median sale price

Median price	$750,000	Property type	House	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
41 Warren Street, Kyneton	$851,000	09/09/2021
53 Epping Street, Kyneton	$780,000	07/10/2021
7 Oak Ridge Court, Kyneton	$795,000	01/10/2021

This Statement of Information was prepared on: 11th October 2021