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	4 Kelly Close, Kyneton, VIC, 3444

Indicative selling price

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

Price	$795,000	or range between	$	&	$

Median sale price

Median price	$732,000	Property type	House	Suburb	Kyneton
Period - From	July 2020	to	June 2021	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
99 Caroline Chisholm Drive, Kyneton	$798,000	12/07/2021
41 Warren Street, Kyneton	$851,000	09/09/2021
10 Kelly Close, Kyneton	$728,000	23/03/2021

This Statement of Information was prepared on: 30th September 2021