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	1092 Kyneton-Metcalfe Road, Kyneton

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$575,000	&	$625,000

Median sale price

Median price	$642,000	Property type	House	Suburb	Kyneton
Period - From	July 2019	to	June 2020	Source	Pricefinder.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
103 Baynton Road, Kyneton	$600,000	20/3/2020

This Statement of Information was prepared on: 3rd July 2020