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	21 Collins Parade, Kyneton, Vic 3444

Indicative selling price

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

	Range	$495,000	to	$525,000

Median sale price

Median price	$650,000	Property type	House	Suburb	Kyneton
Period - From	July 2019	to	June 2020	Source	Pricefinder.com

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
89 Mitchell Street, Kyneton	$520,000	2/12/2019
1C Ward Street, Kyneton	$511,400	11/10/2019
7/ 34-36 Market Street, Kyneton	$540,000	10/04/2019

This Statement of Information was prepared on: 15th September 2020