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	1/95 Beauchamp Street, Kyneton, Vic 3444

Indicative selling price

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

	range between	$545,000	&	$595,000

Median sale price

Median price	$552,000	Property type	Unit	Suburb	Kyneton
Period - From	Oct 2020	to	Sept 2021	Source	Pricefinder

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
3/91 Beauchamp Street, Kyneton	$550,000	30/06/2021
4/2 Leete Street, Kyneton	$550,000	21/10/2021
34 Market Street, Kyneton	$680,000	17/11/2021

This Statement of Information was prepared on: 9th December, 2021