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	16 Epping Street, Kyneton, Vic, 3444

Indicative selling price

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

Single price	$495,000	~~or range between~~		~~&~~

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

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
2/31 Bourke Street, Kyneton	$470,000	09/02/2021
9 Castles Crescent, Kyneton	$485,000	23/07/2020
42 Edgecombe Street, Kyneton	$470,000	13/07/2020

This Statement of Information was prepared on: 11th Feb 2020