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	66 Trio Road, Kyneton, Vic 3444

Indicative selling price

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

	or range between	$1,650,000	&	$1,780,000

Median sale price

Median price	$750,000	Property type	House	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
120 Bald Hill Road, Kyneton	$1,625,000	13/10/2021
163 Batters Lane, Kyneton	$1,700,000	24/05/2021
19 George Street, Kyneton	$2,200,000	27/06/2021

This Statement of Information was prepared on: 2nd November 2021