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	20 Sturt Street, Kyneton, Vic 3444

Indicative selling price

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

	Range between	$560,000	&	$580,000

Median sale price

Median price	$642,000	Property type	House	Suburb	Kyneton
Period - From	May 2019	to	April 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
1 17 Sturt Street, Kyneton	$580,000	7/08/2019
2 14 Stevensons Rise, Kyneton	$580,000	10/05/2019
3 10 Village Green Drive, Kyneton	$585,000	12/04/2019

This Statement of Information was prepared on: 22 May 2020