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	120 Bald Hill Road, Kyneton, Vic 3444

Indicative selling price

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

	range between	$1,490,000	&	$1,600,000

Median sale price

Median price	$728,000	Property type	House	Suburb	Kyneton
Period - From	Jul 2020	to	Jun 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
163 Batters Lane, Kyneton	$1,700,000	24th May 2021
16 Granite Hill Lane, Kyneton	$1,585,000	2nd Dec 2020
78 Fairbairn Place, Kyneton	$1,420,000	24th Feb 2021

This Statement of Information was prepared on: 14th September 2021