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	8 Welsh Street, Kyneton, Vic 3444

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$695,000	&	$750,000

Median sale price

Median price	$642,000	Property type	House	Suburb	Kyneton

Period - From	April 2019	to	March 2020	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
63 Hutton Street, Kyneton, VIC, 3444	$710,000	17/09/2019
11 Yaldwyn Street East, Kyneton, VIC, 3444	$735,000	01/06/2019
25 Bowen Street, Kyneton, VIC, 3444	$700,000	25/10/2019

This Statement of Information was prepared on: 22/04/2020