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	23 Parkes Drive, Kyneton, 3444

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$875,000	&	$925,000

Median sale price

Median price	$682,000	Property type	House	Suburb	Kyneton

Period - From	June 20	to	May 21	Source	Pricefinder.com.au

Comparable property sales

A* 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
393 Redesdale Road, Kyneton	$850,000	24/03/2021
95 Sebastopol Road, Kyneton	$980,000	07/12/2020
239 Black Hill Road, Kyneton	$935,000	04/12/2020

This Statement of Information was prepared on: 9th June 2021