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	294 Sebastopol Road, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$1,175,000	&	$1,250,000

Median sale price

Median price	$750,000	Property type	House	Suburb	Kyneton
Period - From	Oct 20	to	Sept 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
5 Clarke Crescent, Kyneton	$1,432,500	02/10/2021
162 Bald Hill Road, Kyneton	$1,250,000	27/11/2020
27 Mulfaheys Road, Kyneton	$1,230,000	14/04/2021

This Statement of Information was prepared on: 29th October 2021