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	47 Jennings Street, Kyneton, VIC, 3444

Indicative selling price

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

~~Single price~~	~~$*~~	or range between	$675,000	&	$742,000

Median sale price

Median price	$620,000	Property type	House	Suburb	Kyneton
Period - From	March 20	to	Feb 21	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
120 High Street, Kyneton	$705,000	01/02/2021
8A Piper Street, Kyneton	$690,000	31/10/2020
8 Welsh Street, Kyneton	$710,000	20/05/2020

This Statement of Information was prepared on: 10th March 2021