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	6 Kelly Close, Kyneton, Vic, 3444

Indicative selling price

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

Single price	$370,000

Median sale price

Median price	$355,000	Property type	Land	Suburb	Kyneton
Period - From	May 2019	to	April 2020	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
11 Barton Street, Kyneton	$361,000	31/01/2020
14 Collins Parade, Kyneton	$379,000	19/11/2019
42 Wheatley Street, Kyneton	$330,000	08/10/2019

This Statement of Information was prepared on: 22/05/2020