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	44 Bowen Street, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$595,000	&	$650,000

Median sale price

Median price	$728,000	Property type	House	Suburb	Kyneton
Period - From	July 2020	to	June 2021	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
9 Edgecombe Street, Kyneton	$645,000	23/04/2021
1 Bowen Street, Kyneton	$654,000	18/10/2020
13 Sturt Street, Kyneton	$640,000	01/02/2021

This Statement of Information was prepared on: 06/09/2021