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: 9 Wells Court, Kyneton, Victoria, 3444

Indicative selling price

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

Single price: $ | or range between: $675,000 | & $720,000

Median sale price

Median price: $700,000 | Property type: *House* | Suburb: Kyneton

Period - From: February 2020 | to: February 2021 | Source: realestate.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
1 51 Leared Drive, Kyneton	$685,000	14/02/2020
2 5 Leared Drive, Kyneton	$690,000	30/03/2019
3 37 Leared Drive, Kyneton	$735,000	20/11/2020

This Statement of Information was prepared on: Friday 26th February, 2021