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	18 Martin Place, Kyneton, Victoria 3444

Indicative selling price

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

	or range between	$395,000	&	$420,000

Median sale price

Median price	$790,000	Property type	House	Suburb	Kyneton
Period - From	Apr 2023	to	Mar 2024	Source	Pricefinder

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
1. 4 Tinsmith Drive, Kyneton	$359,000	30/04/2024
2. 2 Silver Smith Drive, Kyneton	$350,000	11/01/2024
3. 20 Stonemason Boulevard, Kyneton	$366,666	04/05/2023

This Statement of Information was prepared on: 30 April 2024