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	3 Farrier Drive, Kyneton, Victoria 3444

Indicative selling price

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

$369,000 or range between $ & $

Median sale price

Median price $790,000 Property type House Suburb Kyneton

Period - From Apr 2023 to Mar 2024 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the two 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

This Statement of Information was prepared on: 8th May 2024