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	7 Melville Drive, Kyneton, VIC, 3444

Indicative selling price

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

	or range between	$1,100,000	&	$1,200,000

Median sale price

Median price	$980,000	Property type	House	Suburb	Kyneton
Period - From	Jan 2022	to	Dec 2022	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
49 Leared Drive, Kyneton	$1,220,000	19/11/2021
13 Opal Court, Kyneton	$1,150,000	16/02/2022
39 Leared Drive, Kyneton	$1,085,000	29/10/2022

This Statement of Information was prepared on: 1st March 2023