



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5 Frances Close,  
KYNETON 3444**

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$675,000**

### Median sale price

Median **House** for **KYNETON** for period **Jan 2019 - Jul 2019**

Sourced from **Pricefinder**.

**\$585,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**5 Warren Street,**  
Kyneton 3444

Price **\$670,000** Sold 01 May  
2019

**19 Blair Drive,**  
Kyneton 3444

Price **\$645,000** Sold 10  
February 2019

**64 Warren Street,**  
Kyneton 3444

Price **\$680,000** Sold 18  
November 2018

This Statement of Information was prepared on 9th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Kyneton

2 High Street,  
Kyneton VIC 3444

### Contact agents



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