

RT Edgar

STATEMENT OF INFORMATION

2 July 2019

Property offered for sale

6 Kelly Close, Kyneton, Vic 3444

Indicative selling price

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

Range between \$360,000 & \$395,000

Median sale price

Median price	\$355,000	Land	x	Suburb or locality	Kyneton
Period - From	Jan 2019	to	June 2019	Source	Pricefinder.com

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Matthew Bourke consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 44 Wheatley Street, Kyneton	\$310,000	8/03/2019
2 11 Barton Street, Kyneton	\$330,000	17/03/2018
3 36 Patterson Drive, Kyneton	\$290,000	4/10/2018