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 and postcode

95 Piper Street Kyneton VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$1,100,000	or range between	&	
	5			S

Median sale price

(*Delete house or unit as applicable)

Median Price	\$645,000	Property type		House		Suburb	Kyneton
Period-from	01 Mar 2020	to	28 Feb 2	2021	Source		Corelogic

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

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
79 Piper Street Kyneton VIC 3444	\$1,200,000	18-Dec-20
20 Piper Street Kyneton VIC 3444	\$1,080,000	24-Dec-20
178 Mollison Street Kyneton VIC 3444	\$950,000	03-Mar-21

OR

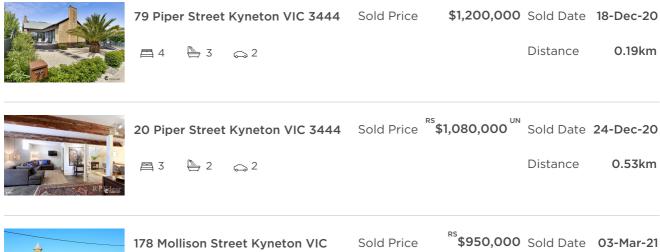
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 March 2021



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178 Mollison Street Kyneton VIC 3444			reet Kyneton VIC	Sold Price	\$950,000	Sold Date	03-Mar-21
	= 3	1 🖳	Ģ ⁻			Distance	0.76km

RS = Recent sale UN = Undisclosed Sale

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