

# 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 1236 Kyneton-Metcalf Road, Kyneton, Victoria, 3444

### Indicative selling price

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

Single price \$1,980,000

or range between

&

### Median sale price

Median price \$670,000

Property type Acreage

Suburb Kyneton

Period - From 07/07/2020

to

07/01/2021

Source pricefinder.com.au

### Important advice about the median sale price:

When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980

### Comparable property sales

**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

	Address of comparable property	Price	Date of sale
1		\$	
2		\$	
3		\$	

**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: Thursday, 7<sup>th</sup> January 2021