

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

11 Banksia Crescent, Kyneton Vic 3444

Indicative selling price

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

	or range between	\$750,000	&	\$795,000
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Median sale price

Median price	\$900,000	Property type	House	Suburb	Kyneton Vic 3444
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Period - From	August 2022	to	July 2023	Source	Pricefinder.com.au
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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
1. 12 Jessie Evelyn Crescent, Kyneton Vic 3444	\$810,000	27/04/2023
2. 3 Kelly Close, Kyneton Vic 3444	\$840,000	08/05/2023
3. 1 Banksia Crescent, Kyneton Vic 3444	\$906,000	14/04/2023

This Statement of Information was prepared on: 17 August 2023