

# 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

147 Harts Lane, Kyneton, VIC 3444

### Indicative selling price

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

or range between \$975,000 & \$1,070,000

### Median sale price

Median price \$847,000 Property type House Suburb Kyneton

Period - From March 2024 to Feb 2025 Source Pricefinder

### 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
1. 153 Flynns Lane, Kyneton	\$1,200,000	29/10/24
2. 30 South Lane, Kyneton	\$1,085,000	02/10/24
3. 288 Lauriston Reservoir Road, Kyneton	\$1,000,000	08/05/24

**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: 06/03/25