

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

153 Flynn's Lane, Kyneton. Victoria 3444

Indicative selling price

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

or range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$800,000 Property type House Suburb Kyneton

Period - From July 2023 to June 2024 Source Price Finder

Comparable property sales

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
1 472 Edgecombe Road, Kyneton. VIC 3444	\$1,200,000	19/07/2024
2 38 Browns Court, Kyneton. VIC 3444	\$1,250,000	21/06/2024
3 123 Northumberland Road, Kyneton. VIC 3444	\$1,200,000	05/04/2024

This Statement of Information was prepared on: 26/09/2024