

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 214 Boundary Road, Edgecombe, Victoria 3444

Indicative selling price

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

or range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$842,000 Property type House Suburb Kyneton
Period - From Oct 2023 to Sept 2024 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. 236 Premier Mine Road, Kyneton	\$2,275,000	14/07/2023
2. 1071 Kyneton-Metcalf Road, Kyneton	\$1,970,000	28/03/2024
3. 114 Flynns Lane, Kyneton	\$2,950,000	06/03/2024

This Statement of Information was prepared on: 30th October 2024