

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 and
postcode

153 LAURISTON RESERVOIR ROAD KYNETON VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$802,500

Property type

House

Suburb

Kyneton

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

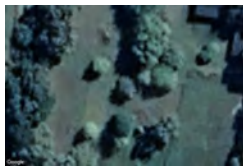
Date of sale

5 CLARKE CRESCENT KYNETON VIC 3444	\$1,432,500	28-Sep-21
97 ROSA COURT KYNETON VIC 3444	\$1,430,000	07-Oct-21
121 BALD HILL ROAD KYNETON VIC 3444	\$1,300,000	16-Feb-22

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: 24 August 2022



**5 CLARKE CRESCENT KYNETON
VIC 3444**

 4  2  4

Sold Price **\$1,432,500** Sold Date **28-Sep-21**

Distance **2.8km**



**97 ROSA COURT KYNETON VIC
3444**

 3  2  4

Sold Price **\$1,430,000** Sold Date **07-Oct-21**

Distance **5.33km**



**121 BALD HILL ROAD KYNETON
VIC 3444**

 3  2  4

Sold Price **\$1,300,000** Sold Date **16-Feb-22**

Distance **5.94km**



**9 GEORGE STREET KYNETON VIC
3444**

 3  2  2

Sold Price ^{RS} **\$1,300,000** Sold Date **28-Apr-22**

Distance **2.64km**

RS = Recent sale

UN = Undisclosed Sale

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