

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 James Court, KYNETON 3444

### Indicative selling price

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

## Range \$490,000 - \$530,000

### Median sale price

Median **House** for **KYNETON** for period **Jan 2017 - Nov 2017**

Sourced from **Pricefinder**.

## \$505,000

### 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 the most comparable to the property for sale.

**17 Stevensons Rise,**  
Kyneton 3444

Price **\$545,000** Sold 12 May 2017

**95 Edgcombe Street,**  
Kyneton 3444

Price **\$495,000** Sold 13 July 2017

**15 Blair Drive,**  
Kyneton 3444

Price **\$500,000** Sold 28 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



2 parking

### Contact agents

 **Kirsty Murray**  
PRDnationwide

03 5422 2127  
0409 426 815

[kirstym@prdkyneton.com.au](mailto:kirstym@prdkyneton.com.au)

**PRD** nationwide

**PRDnationwide Kyneton**

2 High Street,  
Kyneton VIC 3444