

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

2/110 Piper Street 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Kyneton

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/108 Piper Street Kyneton VIC 3444	\$575,000	13-Jul-20
17B James Court Kyneton VIC 3444	\$587,000	15-Sep-20
3/79-81 Powlett Street Kyneton VIC 3444	\$550,000	07-Nov-19

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: 23 December 2020

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2/108 Piper Street Kyneton VIC 3444

Sold Price **\$575,000** Sold Date **13-Jul-20**

3 1 2

Distance **0.01km**



17B James Court Kyneton VIC 3444

Sold Price **\$587,000** Sold Date **15-Sep-20**

2 1 1

Distance **1.37km**



3/79-81 Powlett Street Kyneton VIC 3444

Sold Price **\$550,000** Sold Date **07-Nov-19**

3 2 1

Distance **0.54km**



34 Market Street Kyneton VIC 3444

Sold Price - Sold Date -

2 2 1

Distance **1.21km**

RS = Recent sale UN = Undisclosed Sale

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