

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

116 Edgecombe 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

\$645,000

Property type

House

Suburb

Kyneton

Period-from

01 Mar 2020

to

28 Feb 2021

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

16 Granite Hill Lane Kyneton VIC 3444	\$1,585,000	02-Dec-20
162 Bald Hill Road Kyneton VIC 3444	\$1,250,000	13-Nov-20
167 Verekers Lane Kyneton VIC 3444	\$1,070,000	01-Dec-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: 24 March 2021



16 Granite Hill Lane Kyneton VIC 3444

 5  3  2

Sold Price **\$1,585,000** Sold Date **02-Dec-20**

Distance **1.73km**



162 Bald Hill Road Kyneton VIC 3444

 4  2  1

Sold Price **\$1,250,000** Sold Date **13-Nov-20**

Distance **2.09km**



167 Verekers Lane Kyneton VIC 3444

 3  2  2

Sold Price **\$1,070,000** Sold Date **01-Dec-19**

Distance **2.6km**



152 South Lane Kyneton VIC 3444

 3  2  2

Sold Price **\$1,055,000** Sold Date **17-Nov-20**

Distance **3.18km**



41 Campbells Court Kyneton VIC 3444

 4  2  10

Sold Price **\$1,020,000** Sold Date **03-Nov-20**

Distance **3.64km**



78 Fairbairn Place Kyneton VIC 3444

 6  3  6

Sold Price ^{RS} **\$1,350,000** ^{UN} Sold Date **24-Feb-21**

Distance **3.74km**

RS = Recent sale

UN = Undisclosed Sale

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