



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale Lots 37 & 38 Pearl Court, KYNETON 3444

#### Indicative selling price

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

Lot 37	Single price <b>\$460,000</b>
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Lot 38	Single price <b>\$460,000</b>
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#### Suburb unit median sale price

Median **Unit** for **KYNETON** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$400,000**

#### Comparable property sales

These are the three units 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.

##### Lot 37

**14 Opal Court,**  
Kyneton 3444

Price **\$400,000** Sold 15  
April 2019

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

##### Lot 38

**14 Opal Court,**  
Kyneton 3444

Price **\$400,000** Sold 15  
April 2019

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 20th Dec 2019

#### Ray White Kyneton

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#### Contact agents



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## Additional Information

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.

