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

55 Ebden 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	or range between	\$1,750,000	&	\$1,850,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$632,500	Property type		House		Suburb	Kyneton
Period-from	01 Mar 2020	to	28 Feb 2	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	
184 High Street Kyneton VIC 3444	\$2,000,000	04-Feb-21	
31 Hutton Street Kyneton VIC 3444	\$2,270,000	04-Aug-20	
13-15 Jennings Street Kyneton VIC 3444	\$1,700,000	27-Sep-19	

OR

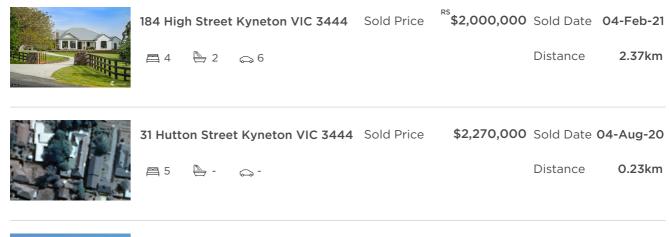
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 03 March 2021



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×.	13-15 Jennings Street Kyneton VIC 3444			Sold Price	\$1,700,000	Sold Date	27-Sep-19
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RS = Recent sale UN = Undisclosed Sale

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