

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 41 - Manhattan Way, Kyneton, 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$ 749,000	or range between		&	
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Median sale price

Median price	\$ 447,500	Property type	Vacant Land	Suburb	Kyneton
Period - From	1/04/2023	to	30/06/2023	Source	Oliver Hume

Comparable property sales

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: 22 Sep 2023