

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

557 Redesdale Road Edgecombe 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

\$1,200,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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













103 Bald Hill Road Kyneton VIC 3444	\$1,075,000	29-May-20
82 Ritchies Road Kyneton VIC 3444	\$1,062,500	15-Nov-19
93 Harts Lane Kyneton VIC 3444	\$1,150,000	15-Aug-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.~~

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 Can't touch this <small>Hip hop artists and Ray White ask that you respect</small> <small>1.5 metre social distancing</small> <small>Avoid touching all surfaces in this crib</small> <small>CoreLogic</small>	103 Bald Hill Road Kyneton VIC 3444	Sold Price	\$1,075,000	Sold Date	29-May-20
	 3  2  5			Distance	5.61km
	82 Ritchies Road Kyneton VIC 3444	Sold Price	\$1,062,500	Sold Date	15-Nov-19
	 4  1  4			Distance	6.06km
	93 Harts Lane Kyneton VIC 3444	Sold Price	\$1,150,000	Sold Date	15-Aug-19
	 3  1  3			Distance	7.37km

RS = Recent sale UN = Undisclosed Sale

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