

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

1 Leared Drive 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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Kyneton

Period-from

01 Feb 2020

to

31 Jan 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

| | | |
|---|-------------|-----------|
| 9-11 Latrobe Street Kyneton VIC 3444 | \$999,999 | 01-Feb-21 |
| 27 Yaldwyn Street East Kyneton VIC 3444 | \$850,000 | 05-Feb-20 |
| 17-19 Mollison Street Kyneton VIC 3444 | \$1,000,000 | 17-Jul-20 |

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: 04 February 2021



9-11 Latrobe Street Kyneton VIC 3444

5 3 4

Sold Price

^{RS}

\$999,999

Sold Date

01-Feb-21

Distance

2.88km



27 Yaldwyn Street East Kyneton VIC 3444

3 2 3

Sold Price

\$850,000

Sold Date

05-Feb-20

Distance

3.19km



17-19 Mollison Street Kyneton VIC 3444

4 2 2

Sold Price

\$1,000,000

Sold Date

17-Jul-20

Distance

4.11km

RS = Recent sale

UN = Undisclosed Sale

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