

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

LOT 1 Verekers Lane 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$313,000

Property type

Land

Suburb

Kyneton

Period-from

01 Jul 2019

to

30 Jun 2020

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

LOT 3 Blackhill Road Kyneton VIC 3444	\$500,000	20-Dec-18
231 Pipers Creek Road Kyneton VIC 3444	\$500,000	30-Nov-19
28 Pearl Court Kyneton VIC 3444	\$448,000	12-Mar-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: 02 July 2020

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LOT 3 Blackhill Road Kyneton VIC 3444

Sold Price

\$500,000

Sold Date

20-Dec-18



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Distance

1.63km



231 Pipers Creek Road Kyneton VIC 3444

Sold Price

Sold Date

30-Nov-19



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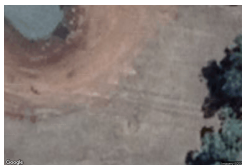
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Distance

3.74km



28 Pearl Court Kyneton VIC 3444

Sold Price

\$448,000

Sold Date

12-Mar-20



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Distance

6.84km

RS = Recent sale

UN = Undisclosed Sale

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