

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 10 CLARKE COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Land

Suburb

Kyneton

Period-from

01 Mar 2023

to

29 Feb 2024

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

2 MALMSBURY POST OFFICE ROAD MALMSBURY VIC 3446	\$600,000	06-Jul-23
26 WILSON WAY KYNETON VIC 3444	\$710,000	20-Sep-23
110 NORTHUMBERLAND ROAD KYNETON VIC 3444	\$720,000	31-Jan-23

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: 14 March 2024



**2 MALMSBURY POST OFFICE
ROAD MALMSBURY VIC 3446**

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Sold Price **\$600,000** Sold Date **06-Jul-23**

Distance **6.77km**



**26 WILSON WAY KYNETON VIC
3444**

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Sold Price **\$710,000** Sold Date **20-Sep-23**

Distance **5.32km**



**110 NORTHUMBERLAND ROAD
KYNETON VIC 3444**

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  -
  2

Sold Price **\$720,000** Sold Date **31-Jan-23**

Distance **5.42km**

RS = Recent sale **UN** = Undisclosed Sale

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