

## 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 12 - Amaretto Avenue, Kyneton, 3444
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 839,000 or range between &

### 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