

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 ROSA COURT, KYNETON, VIC 3444**

 5  2  5

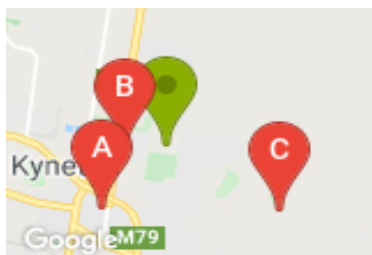
### Indicative Selling Price

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

**Price Range: \$990,000 to \$1,075,000**

Provided by: Wendy Hazon , Ray White Kyneton

## MEDIAN SALE PRICE



**KYNETON, VIC, 3444**

Suburb Median Sale Price (House)

**\$590,000**

01 October 2018 to 30 September 2019

Provided by: 

## COMPARABLE PROPERTIES

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.



**17 ORR ST, KYNETON, VIC 3444**

 4  2  2

Sale Price

**\$1,060,000**

Sale Date: 29/04/2019

Distance from Property: 2.5km



**21 DETTMANN'S LANE, KYNETON, VIC 3444**

 4  2  6

Sale Price

**\$990,000**

Sale Date: 27/04/2019

Distance from Property: 1.1km



**228 MCPHERSONS LANE, PIPERS CREEK, VIC**

 4  2  4

Sale Price

**\$1,075,000**

Sale Date: 25/01/2019

Distance from Property: 3.5km



This report has been compiled on 13/12/2019 by Ray White Kyneton. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

33 ROSA COURT, KYNETON, VIC 3444

### Indicative selling price

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

Price Range:

\$990,000 to \$1,075,000

### Median sale price

Median price

\$590,000

Property type

House

Suburb

KYNETON

Period

01 October 2018 to 30 September 2019

Source

pricfinder

### Comparable property sales

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

17 ORR ST, KYNETON, VIC 3444	\$1,060,000	29/04/2019
21 DETTMANN'S LANE, KYNETON, VIC 3444	\$990,000	27/04/2019
228 MCPHERSONS LANE, PIPERS CREEK, VIC 3444	\$1,075,000	25/01/2019

This Statement of Information was prepared

13/12/2019