

# 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 or  
locality and postcode

30 Hallorans Lane, Kyneton Vic 3444

### Indicative selling price

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

Range between \$650,000 & \$690,000

### Median sale price

Median price \$650,000 Property Type House Suburb Kyneton

Period - From 01/04/2019 to 31/03/2020 Source REIV

### 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
1	43 Batters La KYNETON 3444	\$757,500	20/09/2019
2	103 Baynton Rd KYNETON 3444	\$600,000	20/03/2020
3	7 Lavenders La KYNETON 3444	\$600,000	26/07/2019

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:

12/05/2020 12:01



 3  2  6

**Rooms:** 5

**Property Type:** Land

**Land Size:** 20000 sqm approx

Agent Comments

**Indicative Selling Price**

\$650,000 - \$690,000

**Median House Price**

Year ending March 2020: \$650,000

## Comparable Properties

**43 Batters La KYNETON 3444 (VG)**

Agent Comments

 3  -  -

**Price:** \$757,500

**Method:** Sale

**Date:** 20/09/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20000 sqm approx



**103 Baynton Rd KYNETON 3444 (REI)**

Agent Comments

 4  4  4

**Price:** \$600,000

**Method:** Private Sale

**Date:** 20/03/2020

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 27160 sqm approx



**7 Lavenders La KYNETON 3444 (VG)**

Agent Comments

 3  -  -

**Price:** \$600,000

**Method:** Sale

**Date:** 26/07/2019

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 35100 sqm approx