

# 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

8 Browns 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)

or range between \$775,000 & \$825,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

Kyneton

Period - From

Oct 2019

to

Sept 2020

Source

Pricefinder

### 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
171 Burton Avenue, Kyneton	\$845,000	06/12/2019
274 Edgecombe Road, Kyneton	\$795,000	02/01/2020
259 Baynton Road, Kyneton	\$830,000	11/12/2019

This Statement of Information was prepared on: 05/10/2020