

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

65 Burton Avenue 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Kyneton

Period-from

01 Dec 2019

to

30 Nov 2020

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

43 Mulfaheys Road Kyneton VIC 3444	\$650,000	12-Oct-20
146 Edgecombe Road Kyneton VIC 3444	\$666,500	05-Aug-20
13 Goode Street Kyneton VIC 3444	\$670,000	04-Sep-19

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.~~

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43 Mulfaheys Road Kyneton VIC 3444

Sold Price

^{RS} **\$650,000** Sold Date **12-Oct-20**

3 1 2

Distance **3.84km**



146 Edgecombe Road Kyneton VIC 3444

Sold Price

\$666,500 Sold Date **05-Aug-20**

3 2 2

Distance **3.17km**



13 Goode Street Kyneton VIC 3444

Sold Price

\$670,000 Sold Date **04-Sep-19**

4 2 2

Distance **2.73km**

RS = Recent sale

UN = Undisclosed Sale

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