

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

Unit 5, 13 Bourke Street, Kyneton

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between &

Median sale price

Median price

Property type

Suburb

Period - From

to

Source

 pricefinder

Comparable property sales

- 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. 3 / 7 Bowen Street, Kyneton	\$ 590,000	27/05/2025
2. 2 / 5 Bourke Street, Kyneton	\$ 580,000	22/05/2025
3. 1 / 201 Mollison Street, Kyneton	\$ 595,000	30/04/2025

- 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: