

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

94 Harts Lane, Kyneton, Victoria 3444

Indicative selling price

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

or range between \$1,850,000 & \$2,050,000

Median sale price

Median price

\$845,000

Property type

House

Suburb

Kyneton

Period - From

Oct 2023

to

Sept 2024

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

Address of comparable property	Price	Date of sale
1. 114 Flynns Lane, Kyneton	\$2,950,000	06/03/2024
2	\$	
3	\$	

This Statement of Information was prepared on: 16th October 2024