

# 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

361 Pipers Creek Road, Kyneton

### Indicative selling price

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

or range between \$695,000 & \$750,000

### Median sale price

Median price

\$840,000

Property type

HOUSE

Suburb

KYNETON

Period - From

APRIL 2024

to

MAR 2025

Source

Pricefinder.com.au

### 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. 33 Northumberland Road, Kyneton	\$730,000	20/05/25
2. 246 Pipers Creek Road, Kyneton	\$885,000	03/04/24
3. 77 Verekers Lane, Kyneton	\$790,000	28/06/24

- 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: 16<sup>th</sup> May 2025