

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

7 Oak Ridge Court, Kyneton

Indicative selling price

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

or range between \$870,000 & \$950,000

Median sale price

Median price

\$ 847,000

Property type

HOUSE

Suburb

KYNETON

Period - From

Jan 2024

to

Dec 2024

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. 90 Caroline Chisholm Drive, Kyneton	\$ 910,000	15/09/2024
2. 77 Caroline Chisholm Drive, Kyneton	\$ 905,000	27/08/2024
3. 68 Caroline Chisholm Drive, Kyneton	\$ 820,000	29/11/2024

- 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: 26th February 2025