

# 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 18 Blanchfield Drive, Kyneton, Victoria 3444

### Indicative selling price

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

or range between \$795,000 & \$850,000

### Median sale price

Median price \$790,000 Property type House Suburb Kyneton

Period - From Apr 2023 to Mar 2024 Source Pricefinder

### Comparable property sales

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: 10<sup>th</sup> May 2024