

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

4 Tinsmith Drive, Kyneton, VIC, 3444

Indicative selling price

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

Price: \$359,000

or range between \$

&

\$

Median sale price

Median price \$906,000

Property type House

Suburb Kyneton

Period - From July 2022

to

June 2023

Source Pricfinder.com.au

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
20 Stonemason Boulevard, Kyneton	\$366,666	04/05/2023
5 Amber Rise, Kyneton	\$400,000	28/02/2023
30 Silver Smith Drive, Kyneton	\$305,000	25/02/2023

This Statement of Information was prepared on: 6th July 2023