

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

5 Wheel Wright Lane, Kyneton, Victoria 3444

Indicative selling price

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

	or range between	\$695,000	&	\$725,000
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Median sale price

Median price	\$805,000	Property type	House	Suburb	Kyneton
Period - From	Mar 2023	to	Feb 2024	Source	Pricefinder

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. 29 Collins Parade, Kyneton	\$720,000	19/10/2023
2. 76 Caroline Chisholm Drive, Kyneton	\$704,000	09/02/2024
3. 69 Caroline Chisholm Drive, Kyneton	\$700,000	24/10/2023

This Statement of Information was prepared on: 27 March 2024