

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

6 Blair Murphy Close, Kyneton

Indicative selling price

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

or range between \$950,000.00 & \$1,045,000.00

Median sale price

Median price \$813,000.00 Property type House Suburb Kyneton

Period - From 2022 to 2023 Source pricefinder.com.au

Comparable property sales (*Delete A or B below as applicable)

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 8 Oakridge Court, Kyneton	\$ 1,010,000.00	30/10/2023
2 1 Banksia Crescent, Kyneton	\$ 906,000.00	26/09/2023
3 2 Banksia Crescent, Kyneton	\$ 1,025,000.00	27/10/2022

OR

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: 13/02/2024