



Section 47AF of the Estate Agents Act 1980

Statement of Information

Address of Property Offered for Sale

45 Simpson Street, Kyneton

Indicative Selling Price

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

Price \$1,750,000 - \$1,850,000

The **Median Sale Price** for the period from 01/04/2017 to 30/06/2017
for houses in Kyneton is \$480,000 – Source REIV

Comparable Property Sales Data

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 eighteen months.