

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$_____ or range between \$490,000 & \$540,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000 *House *unit Suburb or locality Kyneton

Period - From 01/01/2017 to 12/02/2018 Source PriceFinder

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 22 Bodkin St, Kyneton	\$510,000	02/01/2018
2 5 Jeffery St, Kyneton	\$707,000	20/12/2017
3 36 Lauriston St, Kyneton	\$720,000	09/12/2017

OR

~~B* Either~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

~~Or~~ 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*.

(*Delete as applicable)