

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

57 Rosa Court, Kyneton VIC 3444

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 \$1,700,000 & \$1,800,000

Median sale price

Median price

\$815,000

Property type

House

Suburb

Kyneton

Period - From

30 Jun 2021

to

01 Jul 2022

Source

CoreLogic

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

Address of comparable property	Price	Date of sale
119 Rosa Court, Kyneton VIC 3444	\$1,670,000	Oct 2021
120 Bald Hill Road, Kyneton VIC 3444	\$1,625,000	Oct 2021
163 Batters Lane, Kyneton VIC 3444	\$1,700,000	July 2021

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: 14th December 2021