

# 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 8 Armstrong Court, Kyneton Vic 3444

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$649,000

### Median sale price

Median price \$580,000 House  Unit  Suburb or locality Kyneton

Period - From 01/01/2019 to 31/03/2019 Source REIV

### 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 eighteen 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 | 9 Armstrong Ct KYNETON 3444    | \$617,500 | 30/05/2018   |
| 2 | 11 Hale Cr KYNETON 3444        | \$615,000 | 31/10/2018   |
| 3 | 8 Stevensons Rise KYNETON 3444 | \$600,000 | 08/02/2018   |

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 eighteen months.~~