

# 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 6/49 Ebdon Street, 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 \$419,000

### Median sale price

Median price \$580,000 House X 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	3/38 Simpson St KYNETON 3444	\$400,000	16/02/2018
2	3/49 Ebdon St KYNETON 3444	\$399,000	22/12/2017
3	5/49 Ebdon St KYNETON 3444	\$395,000	08/11/2018

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.~~