

# RT Edgar

## STATEMENT OF INFORMATION

16 November 2017

### Property offered for sale

270 Kyneton-Springhill Road, Kyneton

### Indicative selling price

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

Range  
between

\$320,000

& \$350,000

### Median sale price

Median price \$500,000

House X Unit

Suburb or  
locality Kyneton

Period - From October 2016

to September 2017

Source Pricefinder.com.au

### Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Kyneton estate agent and Rick Lander consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 2, 98 Trio Road, Kyneton	\$390,000	25/10/2017
2 657 Lauriston Road, Kyneton	\$280,000	03/06/2017
3 76 Jennings Street, Kyneton	\$510,000	04/05/2017