



Section 47AF of the Estate Agents Act 1980

Statement of Information

Address of Property Offered for Sale

75 Flynns Lane, Kyneton

Indicative Selling Price

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

Reserve Price \$350,000

The **Median Property Sale Price** for Kyneton is \$480,000
Source www.realestate.com.au

Comparable Property Sales Data

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.