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

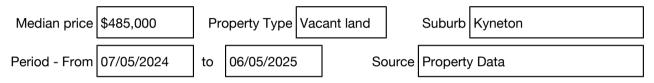
Lot 1 Northumberland corner Murphy's Rd, Kyneton Vic 3444

Indicative selling price

For the meaning c	of this price see co	onsumer.vic.gov.au/	'underquot	ing
		1		

Single price \$795,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	321 Pipers Creek Rd KYNETON 3444	\$770,000	28/05/2024
2	231 Pipers Creek Rd KYNETON 3444	\$760,000	25/03/2024
3			

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.

This Statement of Information was prepared on:

07/05/2025 12:49



Lot 1 Northumberland corner Murphy's Rd, Kyneton Vic 3444







Property Type: Land Land Size: 190000 sqm approx Agent Comments Jenny Stewart 03 5427 2800 0408 389 071 jennystewart@jelliscraig.com.au

Indicative Selling Price \$795,000 Median Land Price 07/05/2024 - 06/05/2025: \$485,000

Comparable Properties

321 Pipers Creek Rd KYNETON 3444 (VG) 🛏 - 🙀 - 🋱 -	Agent Comments	
Price: \$770,000 Method: Sale Date: 28/05/2024 Property Type: Hobby Farm < 20 ha Land Size: 20200 sqm approx		
231 Pipers Creek Rd KYNETON 3444 (REI/VG)	Agent Comments	
Price: \$760,000 Method: Private Sale Date: 25/03/2024 Property Type: Land Land Size: 28500 sqm approx		

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.

Account - Jellis Craig | P: 0354272800 | F: 0354272811



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