

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

779 Lauriston Drive, Kyneton

Indicative selling price

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

or range between \$1,150,000 & \$1,250,000

Median sale price

Median price

\$840,000

Property type

HOUSE

Suburb

KYNETON

Period - From

FEB 2024

to

MAY 2025

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 18 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. 171 Burton Ave, Kyneton	\$1,250,000	02/02/2024
2. 123 Northumberland Road, Kyneton	\$1,200,000	05/04/2024
3. 38 Browns Court, Kyneton	\$1,250,000	21/06/24

- 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 18 months.

This Statement of Information was prepared on: 15th May 2025