

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

7 Armstrong Court, Kyneton

Indicative selling price

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

or range between \$795,000 & \$845,000

Median sale price

Median price

\$810,000

Property type

HOUSE

Suburb

KYNETON

Period - From

JULY 2024

to

JUNE 2025

Source

Realestate.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. 12 Rennick Avenue, Kyneton	\$820,000	30/01/2025
2. 13 Armstrong Court, Kyneton	\$840,000	02/05/2025
3. 3 Hale Crescent, Kyneton	\$845,000	01/07/2024

- 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 July 2025