

RT Edgar

STATEMENT OF INFORMATION

30 August 2019

Property offered for sale

11 Melville Drive, Kyneton, Vic 3444

Indicative selling price

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

Range between \$695,000 & \$750,000

Median sale price

Median price	\$585,000	House	X	Unit	Suburb or locality	Kyneton
Period - From	August 2018	to	July 2019	Source	Pricefinder.com	

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Macedon Ranges estate agent and Matthew Bourke consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Melville Drive, Kyneton	\$745,000	09/03/2018
10 Irene Way, Kyneton	\$745,000	19/06/2019
5 Leared Drive, Kyneton	\$690,000	30/03/2019