

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

14 Sturt Street, Kyneton Vic 3444

Indicative selling price

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

Range between \$650,000

&

\$680,000

Median sale price

Median price \$680,000

Property Type House

Suburb Kyneton

Period - From 01/10/2019

to 31/12/2019

Source REIV

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 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 | 25 Bowen St KYNETON 3444 | \$700,000 | 30/10/2019 |
| 2 | 121 High St KYNETON 3444 | \$680,000 | 25/10/2019 |
| 3 | 16 New St KYNETON 3444 | \$635,000 | 04/12/2019 |

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 18 months.~~

This Statement of Information was prepared on:

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Property Type: House
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median House Price
December quarter 2019: \$680,000

Comparable Properties



25 Bowen St KYNETON 3444 (REI/VG)

Agent Comments

3 2 4

Price: \$700,000
Method: Private Sale
Date: 30/10/2019
Property Type: House
Land Size: 834 sqm approx



121 High St KYNETON 3444 (REI)

Agent Comments

3 2 1

Price: \$680,000
Method: Private Sale
Date: 25/10/2019
Rooms: 5
Property Type: House (Res)



16 New St KYNETON 3444 (REI)

Agent Comments

3 1 -

Price: \$635,000
Method: Private Sale
Date: 04/12/2019
Property Type: House
Land Size: 663 sqm approx