

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 and
postcode

42 Edgecombe Street Kyneton VIC 3444

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,500

Property type

Other

Suburb

Kyneton

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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

4 Welsh Street Kyneton VIC 3444	\$475,000	12-Dec-19
8 Ebden Street Kyneton VIC 3444	\$540,000	31-Mar-20
34 Sturt Street Kyneton VIC 3444	\$492,000	29-May-19

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: 20 May 2020

Jennifer Pearce

M 0427422508

E jennifer.pearce@kyneton.rh.com.au



4 Welsh Street Kyneton VIC 3444

Sold Price

\$475,000

Sold Date

12-Dec-19

2

1

1

Distance

0.82km



8 Ebdon Street Kyneton VIC 3444

Sold Price

\$540,000

Sold Date

31-Mar-20

3

2

2

Distance

1.16km



34 Sturt Street Kyneton VIC 3444

Sold Price

\$492,000

Sold Date

29-May-19

2

1

2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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