



STATEMENT OF INFORMATION

18 May 2019

Property offered for sale

11 Yaldwyn Street East, Kyneton

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price	\$575,000	House	X	Unit	Suburb or locality	Kyneton
Period - From	October 2018	to	March 2019	Source	Pricefinder	

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 Rick Lander consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 17 Bodkin Street, Kyneton	\$735,000	Dec 2018
2 64 Ebden Street, Kyneton	\$741,000	May 2018
3 24 Begg Street, Kyneton	\$755,000	Aug 2018