



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**38 Baynton Street,
KYNETON 3444**

Indicative selling price

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

Range \$470,000 - \$495,000

Median sale price

Median **House** for **KYNETON** for period **Jan 2017 - Nov 2017**

Sourced from **Pricefinder**.

\$505,000

Comparable property sales

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 the most comparable to the property for sale.

**1/41 Simpson Street,
Kyneton 3444**

Price \$470,000 Sold 21
February 2017

**3/41 Simpson Street,
Kyneton 3444**

Price \$450,000 Sold 20 May
2017

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds



1 baths



1 parking

Contact agents



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