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

Indicative selling price

Period-from

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

Single Price		or rang betwee	/ いつつつ	&	\$670,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$790,000	Property type	House	Suburb	Kyneton					

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale	
29 BLAIR DRIVE KYNETON VIC 3444	\$675,000	05-Mar-24	
18 BARTON STREET KYNETON VIC 3444	\$650,000	30-Oct-23	
20 POWLETT STREET KYNETON VIC 3444	\$625,000	28-Aug-23	

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: 18 March 2024



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consumer.vic.gov.au

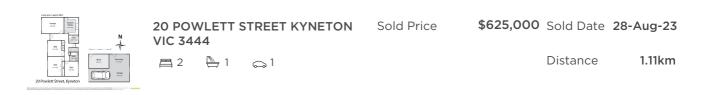
Raine&Horne.

Jennifer Pearce

- P (03) 5422 2678
- M 0427422508
- E jennifer.pearce@kyneton.rh.com.au



29 BLAIR DRIVE KYNETON VIC 3444 ☐ 3	Sold Price	^{RS} \$675,000	Sold Date Distance	05-Mar-24 0.44km
18 BARTON STREET KYNETON VIC 3444	Sold Price	\$650,000	Sold Date	30-Oct-23
🖴 3 👆 1 👝 4			Distance	0.89km



RS = Recent sale UN = Undisclosed Sale

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