

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

86 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Kyneton

Period-from

01 Nov 2020

to

31 Oct 2021

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

1 Blair Drive Kyneton VIC 3444	\$680,000	07-Oct-21
10 Mair Street Kyneton VIC 3444	\$720,000	27-Aug-21
67 Ebdon Street Kyneton VIC 3444	\$686,000	14-Sep-21

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.~~

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1 Blair Drive Kyneton VIC 3444

Sold Price

^{RS} **\$680,000**

Sold Date

07-Oct-21



3



2



2

Distance

0.08km



10 Mair Street Kyneton VIC 3444

Sold Price

\$720,000

Sold Date

27-Aug-21



3



2



2

Distance

0.74km



67 Ebdon Street Kyneton VIC 3444

Sold Price

^{RS} **\$686,000**

Sold Date

14-Sep-21



3



1



1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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