## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address Including suburb and postcode

145 BALD HILL ROAD 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	\$995,000	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$794,500	Prope	erty type	House		Suburb	Kyneton
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Cotality

### 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
38 DETTMANNS LANE KYNETON VIC 3444	\$885,000	18-Nov-24
30 SOUTH LANE KYNETON VIC 3444	\$1,085,000	02-Oct-24
13 DEAKIN COURT KYNETON VIC 3444	\$1,100,000	17-Oct-24

#### 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: 27 July 2025





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38 DETTMANNS LANE KYNETON VIC 3444

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Sold Price

\$885,000 Sold Date 18-Nov-24

Distance

1.71km



**30 SOUTH LANE KYNETON VIC** 3444

\$ 3

Sold Price

\$1,085,000 Sold Date 02-Oct-24

Distance

2.73km



13 DEAKIN COURT KYNETON VIC 3444

Sold Price

\$1,100,000 Sold Date 17-Oct-24

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Distance

1.85km

**RS** = Recent sale

UN = Undisclosed Sale

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