

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

94 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Kyneton

Period-from

01 Mar 2024

to

28 Feb 2025

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 STURT STREET KYNETON VIC 3444	\$750,000	28-Nov-23
7 FRANCES CLOSE KYNETON VIC 3444	\$740,000	10-Nov-24
38 MAIR STREET KYNETON VIC 3444	\$778,350	02-Aug-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: 24 March 2025



1 STURT STREET KYNETON VIC 3444

 3  1  3

Sold Price

\$750,000

Sold Date **28-Nov-23**

Distance

0.39km



7 FRANCES CLOSE KYNETON VIC 3444

 3  1  2

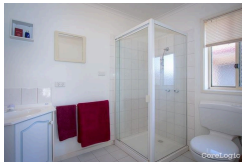
Sold Price

\$740,000

Sold Date **10-Nov-24**

Distance

0.49km



38 MAIR STREET KYNETON VIC 3444

 3  2  1

Sold Price

\$778,350

Sold Date **02-Aug-24**

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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