

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 or locality and postcode

38 Victoria Street, Kyneton

Indicative selling price

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

or range between \$595,000 & \$650,000

Median sale price

Median price \$848,000 Property type House Suburb Kyneton

Period - From Feb 2024 to Jan 2025 Source Pricefinder.com.au

Comparable property sales

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. 7 Wheatley Street, Kyneton	\$610,000	24/11/2024
2. 22 Bowen Street, Kyneton	\$650,000	12/11/2024
3. 15 Sturt Street, Kyneton	\$635,000	25/09/2024

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: 19th February 2025