

# 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

42 Yaldwyn Street West, Kyneton, VIC, 3444
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

	or range between	\$695,000	&	\$750,000
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### Median sale price

Median price	\$905,000	Property type	House	Suburb	Kyneton
Period - From	July 2022	to	June 2023	Source	Pricefinder.com.au

### Comparable property sales

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
13 Mill Street, Kyneton	\$785,000	28/02/2023
12 Pohlman Street, Kyneton	\$820,000	29/06/2023
47 Powlett Street, Kyneton	\$905,000	18/03/2023

This Statement of Information was prepared on: 10<sup>th</sup> February 2025