

# 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

6 Hutton Street, 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)

Single price \$\* or range between \$830,000 & \$885,000

### Median sale price

Median price \$902,000 Property type House Suburb Kyneton

Period - From Jul 2022 to Aug 2023 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
4 Hutton Street, Kyneton	\$895,000	10/03/2023
47 Baynton Street, Kyneton	\$830,000	28/03/2023
4 Bodkin Street, Kyneton	\$785,000	04/04/2023

This Statement of Information was prepared on: 08 September 2023